



Report to the Auburn City Council

Action Item
Agenda Item No. 9
City Manager's Approval

To: Mayor and City Council Members
From: Lance E. Lowe, AICP, Associate Planner *[Signature]*
Date: January 10, 2011
Subject: A Continued Public Hearing to Consider an Appeal of the Planning Commission's Approval of a Height Variance Extension for a 78 foot Monopine Cellular Tower located at 169 Borland Avenue in the Industrial (M-2) Zone – (File # VA 09-4)

The Issue

Should the City Council deny the appeal, thereby affirming the Planning Commission's approval of the Height Variance Extension for a 78 foot Monopine Cellular Tower, or should the City Council approve the appeal, thereby overturning the Commission's approval of the project?

Conclusions and Recommendation

Based upon the public hearing discussion and the Planning Commission's approval(s), Staff recommends that the City Council take the following action:

- A. By Resolution (**Exhibit A of November 8, 2010 City Council Report**) deny the appeal thereby affirming the Planning Commission's approval of the Borland Avenue Monopine Variance Extension as presented, or as modified by the City Council, which includes the following actions:
1. Adoption of a Negative Declaration, prepared for the Height Variance as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Height Variance as presented in the Council Report; and,
 3. Approval of the Height Variance in accordance with the Conditions of Approval, as amended by the Planning Commission, and presented in the Council Report.

This motion may also be adjusted if the Council wishes to grant the appeal in part and order changes to the project, such as alteration of the conditions of approval.

Alternative Motion (Denial)

- B. By Resolution uphold the appeal, based upon substantial evidence in the public record, thereby denying the Borland Avenue Monopine Variance Extension and direct staff to prepare appropriate findings and resolutions for City Council consideration at the next available City Council meeting. Denial requires a Council conclusion that findings for denial can be made and supported by substantial evidence in the record.

Project Description

The project consists of a Height Variance Extension for a proposed 78 foot monopine cellular tower with twelve – ± 8 foot panel antennae at an approximate 70 foot centerline and two – ± 2 foot microwave antennae at an approximate 60 foot centerline. A Height Variance is required since the maximum height of structures permitted in the Industrial (M-2) Zone is forty (40) feet. AT&T is also proposing to locate nine (9) Base Transceiver Station (BTS) cabinets and associated utilities within a 30 by 40 (1,200 sq. ft.) foot leased area. The leased area will be secured by a six (6) foot chain linked fence. The six (6) foot chain link fence includes brown vinyl slates for screening. The antennae and mounts will be painted to match the color of the proposed monopine. The proposed monopine pole and antennae will be painted brown while the branches will be green in color (**Attachment 6 – Project Plans of November 8, 2010 City Council Staff Report**). A materials sample board will be presented at the City Council public hearing.

Access to the proposed cellular tower will be from the existing driveway on Borland Avenue. An approximate eighteen foot access and utility easement connecting to Borland Avenue is being reserved on the south end of the property to the rear of the lease area.

Photo simulations have been prepared for the proposed monopine cellular tower. The photo simulations are attached as **Attachment 7 of November 8, 2010 City Council Staff Report**.

A Search Ring was prepared for the site which is attached as **Attachment 8 of November 8, 2010 City Council Staff Report**. The results of the search ring indicate that the site will provide better coverage around the State Hwy 49 area from Oakwood Drive to Canyon Drive. Coverage will also be improved on Borland Avenue running north-south between Electric Street and Virginia Street. Improved coverage on High Street and Lincoln Way to the south and small businesses on surrounding streets is also anticipated.

Radio Frequency (RF) Analyses were also prepared by Evan Wappel dated September 29, 2009 and by Hammett & Edison, Inc., dated November 8, 2010 for the project site. The analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the antennae, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) standards. The conclusion of both the Radio Frequency Analyses was that the project will comply with the FCC standards for limiting public exposure to radio frequency energy and, therefore will not cause a significant impact on the environment (**Attachment 9 and Exhibit B of November 8, 2010 City Council Staff Report**).

Also see the November 8, 2010 City Council Staff Report for discussion of: Relocation, Foundation Design, Notification Requirements, Aesthetics, Radio Frequency (RF) Impacts, Co-

locations, & Wireless E-911 Services which were discussed at the Planning Commission Public Hearing.

Background

On November 8, 2010, after receiving public testimony, the City Council unanimously (Motion: Nesbitt; Seconded: Kirby; Ayes: Holmes, Kirby, Nesbitt; & Powers; Absent: Hanley) continued the Borland Avenue Monopine Variance Extension Appeal till November 22, 2010 and requested the applicant to consult with the neighbors to discuss concerns expressed (**Attachment 1 – Excerpt City Council Minutes dated November 8, 2010**).

On November 17, 2010, at the request of AT&T, the public hearing was continued to January 10, 2011 (**Attachment 2 – Continuance Request by AT&T dated November 17, 2010**). The appellant and neighbors within 500 feet of the project site were notified of AT&T's request to continue the hearing to January 10, 2011.

Subsequent to the City Council's continuance of the project, the applicant met with the Borland Avenue neighbors to consider their concerns. The Borland Avenue neighbors recommended that AT&T look for alternative sites to meet AT&T's coverage objectives. Accordingly, additional sites were considered by AT&T, which are discussed below.

The gap in coverage and coverage area that AT&T desires to fill is shown on **Attachments 3 & 4**. The proposed Borland Avenue coverage area is shown in **Attachment 5**.

Analysis

In addition to directing the applicant to consult with the Borland Avenue neighbors, which recommended alternative sites, the City Council inquired about: 1) Other candidate sites considered by AT&T; 2) Number and location of Cellular facilities in proximity to the proposed coverage area; and, 3) Cellular sites approved in the City, including proximity to Residential Areas. Further discussion of the aforementioned items is provided below for Council consideration.

Other Candidate Sites Considered by AT&T

As discussed in the February 2, 2010 Planning Commission Staff Report, other candidate sites were reviewed by AT&T prior to selecting the Borland Avenue site. The other candidate sites reviewed to date are: 1125 Lincoln Way (AT&T Landline Switch); 649 Lincoln Way (Community 1st Bank); 132 Borland Avenue (MV Automotive); 155 Borland Avenue (Del & Joe's Body Shop); and, 343 Sacramento Street (PG&E Service Center). Three of the five candidate sites were proposed as rooftop sites and are located in the City's Downtown Historic District.

A brief description, provided by AT&T, of each of the alternative sites with corresponding coverage area maps attached herewith as **Attachments 6 – 10** is as follows:

1125 Lincoln Way (AT&T Landline Switch): The site did not provide the height needed to propagate the signal to the surrounding businesses, homes, Highway 49 (in the canyon), or on

Interstate 80 due to the terrain, buildings and trees. *See attached site coverage map shown in Attachment 6.*

649 Lincoln Way (Community 1st Bank): This site provided better coverage than the 1125 Lincoln Way site; however it did not provide the needed height to provide coverage over the buildings on Borland Avenue and down into the canyon. The location also provides less coverage on Interstate 80 and minimal coverage on Highway 49 due to the lower elevation. *See attached site coverage map shown in Attachment 7.*

132 Borland Avenue (MV Automotive): This location was to the northern end of Borland Avenue, which reduced the coverage for AT&T down the canyon and Interstate 80. Additionally, the site is without vegetation that would mitigate the visual impact of a 78 foot monopine cell tower. The monopine would be close to Borland Avenue and it would be seen from Downtown, Old Town and the surrounding properties. Therefore, it was not considered as a viable candidate by AT&T.

Note that according to AT&T, property located on the west side of Borland Avenue is owned by the Union Pacific Railroad, which precludes AT&T from ratifying long term leases. Consequently, all properties on the west side of Borland Avenue, owned by the Union Pacific Railroad, were not an option for AT&T.

155 Borland Avenue (Del & Joe's Body Shop): This location was to the Northern end of Borland Avenue, which reduced the coverage for AT&T down the canyon and Interstate 80. It also has no existing vegetation that would mitigate the visual impact of a 78 foot monopine cell tower. The monopine would be close to Borland Avenue due to the width of the parcel and the slope on the East side and can be seen from Downtown Auburn. *See attached photo simulations shown in Attachment 8.*

343 Sacramento Street (PG&E Service Center): ± 180 foot lattice tower with a possible centerline of ± 55 to ± 70 feet due to the existing equipment on the tower. The tower is approximately 1 mile away from the proposed coverage area. If AT&T was able to locate the antennae at the top of the tower (± 180 feet), the location would still not provide coverage in the canyon, Highway 49, or provide coverage in Downtown. This site would also create a need for another tower near Borland Avenue to fill the missing gap in coverage. Therefore, it was not considered as a viable candidate (**Attachment 12 (2 of 12)**).

According to the applicant, AT&T's engineer was not able to obtain the needed coverage from the other candidate sites due to elevation and terrain issues. The proposed 169 Borland Avenue site was therefore chosen due to the geographic location, elevation, and ability to erect a new monopine behind the existing building. The Borland site will provide almost 100% of the needed coverage in this area.

Candidate Sites Recommended by Borland Avenue Neighbors

The applicant met with the Borland Avenue neighbors to discuss their concerns about the project. During the meeting, the neighbors requested that AT&T consider alternative sites such as: Robie Point, 13417 Lincoln Way (Auburn Skate Park); and, 275 Orange Street (School Light Pole).

A brief description, provided by AT&T, of each of the recommended sites with corresponding coverage area maps attached herewith as **Attachments 9 & 10** is as follows:

Robie Drive: The proposed location at Robie Drive would provide coverage through the canyon, but would not provide any coverage to Highway 80 or Downtown Auburn. *See attached site coverage map shown in Attachment 9.*

13417 Lincoln Way (Auburn Skate Park): The proposed property is too far south and west to provide any type of coverage to the Downtown. AT&T concluded the site was not a possible candidate.

275 Orange Street (Placer High School Light Pole): The proposed location has a significant reduction in coverage to the northwest, minimal coverage on Highway 49 and no coverage down into the canyon. *See attached site coverage map shown in Attachment 10.*

Cellular Facilities in Proximity to Proposed Coverage Area

In review of the location and number of cell sites within the Auburn area, the applicant has provided a map indicating the existing sites near the search ring area (**Attachment 11 – Existing sites near the Search Ring**). The map provided shows eight (8) sites consisting of existing AT&T sites, existing T-Mobile sites, and existing Verizon sites. The sites range from .5 to 1.5 miles from the proposed Borland Avenue site. Of the eight sites, five are owned and operated by AT&T and range from .5 to 1.5 miles from the proposed Borland Avenue site. Three of the sites are owned and operated by T-mobile and range from .6 to 1.0 miles from the proposed Borland Avenue site. Three other Verizon sites are located 1.5 or more from the Borland Avenue site.

According to representatives of AT&T these sites do not meet the Search Ring objectives proposed by AT&T.

Cellular Facilities in the City of Auburn

Staff has researched the number of cellular facilities approved in the City limits. The table shown below provides the City file number; location; applicant; and, brief description of the approved cellular facility. The tower height and distance to residential dwelling(s) is also provided. Note that cellular communication facilities are permitted uses in all zones subject to the height and setback requirements within the respective zone.

According to the City Community Development Records, the City has approved eight (8) cellular facilities. Of the eight (8) approvals, four (4) approvals were ministerially approved by staff (i.e. the facility met the height and setback standards in the respective zone or were added to existing structures without increasing the height of the structure). The other four (4) approvals were approved via Variance approved by the Planning Commission (Files VA-04-1, VA 05-3, VA 05-6 & VA 05-8).

Of the eight approvals, the sites range from ± 30 to ± 190 feet in height and are ± 50 feet to $\pm 1,000$ feet from the nearest residential property line. Photo simulations and/or photographs of the listed cellular facilities below are shown in chronological order in **Attachment 12**.

FILE NO.	LOCATION:	APPLICANT/DESCRIPTION:	TOWER HEIGHT:	DISTANCE TO RESIDENTIAL PL
N/A	1125 Lincoln Way	Antennae attached to rear of PG&E Building not exceeding height permitted in the Central Business (C-2) District.	±30 feet	±150 feet
N/A	333/343 Sacramento Street	RCS Wireless/Dish Antennae attached to tower on PG&E property within the Light Industrial (M-1) Zone.	±188 feet	±1,000 feet
VA 04-1	710 Auburn Ravine Road	Cingular Wireless/Antennae located on church roof top disguised as chimney in the Residential Single Family (R-1-7) minimum parcel size 7,000 sq. ft. Zone.	±38 feet	±80 feet
N/A	10513 Indian Hill Road	Nextel/Metro PCS/Antennae co-located on existing utility pole in the Residential Single Family (R-1-7), minimum parcel size 7,000 sq. ft. Zone	±90 feet	±100 feet
VA 05-3	100 Tea Lane/ 12070 Mont Vista	Cingular Wireless/Antennae located on existing utility pole in the Residential Single Family (R-1-20) Zone.	±90 feet	±90 feet
VA 05-6	123 Recreation Drive	Ubiquitel, Inc./Antennae on baseball field light pole in the Open Space Zone.	±88 feet	±300 feet
VA 05-8	12549 Quail Meadow	Metro PCS/Antennae on PG & E utility pole in the Residential Single Family (R-1-10) minimum parcel size 10,000 sq. ft. Zone.	±40 feet	±50 feet
N/A	275 Orange Street	Tower Co Assets, LLC./Antennae on existing football field light pole in the Open Space Zone.	±80 feet	±100 feet

Environmental Determination

An Initial Study (Environmental Checklist) was prepared to examine potential areas for impact resulting from this project. The Auburn Community Development Department has reviewed this project for compliance with the California Environmental Quality Act (CEQA) and determined that a Negative Declaration is the appropriate level of environmental review for the project. Public notice of "Intent to Adopt a Negative Declaration" and Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law. The Negative Declaration was distributed to Responsible and Trustee Agencies for a 20-day public review period commencing on January 8, 2010 (**Attachment 13 of November 8 City Council Staff Report**).

A petition opposing the Borland Avenue Monopine was received on January 5, 2011 and is attached herewith as **Attachment 13**.

Alternatives Available to Council; Implication of Alternatives

Upon receiving public testimony, the City Council may choose the following alternatives:

- A. Deny the appeal and adopt the attached resolution with findings and conditions approving the project; or,
- B. Direct staff to prepare findings and a resolution by which the Council may approve the appeal, thereby overturning the Planning Commission's decision to approve the monopine Height Variance Extension, and continue the item to a later meeting at which those findings and that resolution may be considered.

Fiscal Impacts

Fiscal impacts related to the appeal may stem from further challenge from the appellant and/or other individuals. However, the applicant shall defend, indemnify and hold harmless the City, from and against any claim resulting from the project.

The appellant has paid the \$100.00 fee for processing of the appeal request.

Additional Information

Please see the following Exhibits for more details:

ATTACHMENTS

- Attachment 1** – Excerpt City Council Minutes dated November 8, 2010
- Attachment 2** – Continuance Request by AT&T dated November 17, 2010
- Attachment 3** – Existing Gap in Coverage Map
- Attachment 4** – Gap in Coverage AT&T is Trying to Fill Map
- Attachment 5** – AT&T's Proposed Borland Avenue Coverage Area
- Attachment 6** – 1125 Lincoln Way (AT&T Landline Switch) Site Coverage Map

- Attachment 7** – 649 Lincoln Way (Community 1st Bank)
- Attachment 8** – 155 Borland Avenue (Del & Joe's Body Shop) Photo-Simulations
- Attachment 9** – Robie Drive Site Coverage Map
- Attachment 10** – 275 Orange Street (Placer High School Light Pole) Site Coverage Map
- Attachment 11** – Existing Sites Near Search Ring Map
- Attachment 12** – Photographs/Photo-simulations of Approved Cellular Facilities in City of Auburn
- Attachment 13** – Petition Received January 5, 2011

EXHIBITS

- Exhibit A-1** – City Council Staff Report dated November 8, 2010 with Attachments and Exhibits:
 - Attachment 1** – Appeal Filed by O.C. Taylor dated September 16, 2010 with Press Release submitted November 2, 2010
 - Attachment 2** – Vicinity Map
 - Attachment 3** – Aerial Photograph
 - Attachment 4** – Zoning Map
 - Attachment 5** – Site Photographs
 - Attachment 6** – Project Plans
 - Attachment 7** – Photo-simulations
 - Attachment 8** – Search Ring
 - Attachment 9** – Radio Frequency Analysis Prepared by Evan Wappel dated September 29, 2009
 - Attachment 10** – Adopted Planning Commission Minutes dated February 2, 2010
 - Attachment 11** – Draft Planning Commission Minutes dated September 7, 2010
 - Attachment 12** – Correspondence Submitted by O.C. Taylor dated September 2, 2010
 - Attachment 13** – Initial Study/Negative Declaration dated January 8, 2010 with Attachments and Exhibits
- Exhibit A** – City Council Resolution No. 10-___ which includes Findings of Fact and Conditions of Approval
- Exhibit B** – Radio Frequency Analysis Prepared by Hammett & Edison, Inc. and Additional Photo-Simulations

EXHIBITS ON FILE WITH THE CITY CLERK & PROVIDED TO CITY COUNCIL PREVIOUSLY UNDER SEPARATE COVER

- Exhibit C** – September 7, 2010 Planning Commission Staff Report with Attachments and Exhibits
- Exhibit D** – February 2, 2010 Planning Commission Staff Report with Attachments and Exhibit.



ATTACHMENTS

**CITY COUNCIL MINUTES
November 8, 2010
REGULAR SESSION**

The Regular Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, November 8, 2010 at 6:00 p.m. with Mayor Powers presiding and City Clerk Joseph G.R. Labrie recording the minutes.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Council Members Present: J. M. Holmes, Bill Kirby, Keith Nesbitt, Bridget Powers

Council Members Absent: Kevin Hanley

Staff Members Present: City Manager Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Fire Chief Mark D'Ambrogio, Public Works Director Bernie Schroeder, Transit Analyst Megan Siren, Administrative Services Director Andy Heath, Police Chief Valerie Harris, Police Captain John Ruffcorn, Building Official Lisa Hoffrogge, Public Works Engineer Carie Huff and Associate Planner Lance Lowe.

AGENDA APPROVAL

The agenda was approved as presented by consensus of the Council.

CONSENT CALENDAR

Joseph Tucciarone, resident of Auburn, requested item 2 be removed from the consent calendar.

1. **Agreement with Placer County to Pass FTA Funds to the City of Auburn**

By **RESOLUTION 10-130**, authorize the Mayor and the Director of Public Works to execute on behalf of the City of Auburn the Agreement Regarding Pass Through of Federal Transit Administration (FTA) Funding from Placer County to the City of Auburn.

6. **A Public Hearing to Consider an Appeal of the Planning Commission's Approval of a Height Variance Extension for a 78-foot Monopine Cellular Tower located at 169 Borland Avenue in the Industrial (M-2) Zone (Attachments 1 – 6) – File # VA 09-4**

Associate Planner Lance Lowe presented this item (presentation available in staff report). He said staff is recommending:

By Resolution (Exhibit A) deny the appeal, thereby affirming the Planning Commission's approval of the Borland Avenue Monopine Variance (File No. 09-4) as presented, or as modified by the City Council, which includes the following actions:

1. Adoption of a Negative Declaration, prepared for the Height Variance (VA 09-4) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Height Variance as presented in the Council Report; and,
3. Approval of the Height Variance in accordance with the Conditions of Approval, as amended by the Planning Commission, and presented in the Council Report.

Council Member questions followed regarding: (1) 3 evaluated sites, (2) geotech report, (3) elevations between neighboring properties, (4) conditions around leased area, (5) coverage provided by this tower's "search ring," and (6) radio frequency requirements.

Council recessed for 5 minutes

Jacob Reeves, representing AT&T and a consultant with the Lyle Company, introduced himself as the project proponent. He said the search ring includes Downtown Auburn, over to I-80 and in the canyon. He explained how and why this location was chosen for the cellular tower. He explained why the project was not completed during the original 6-month permit approved February 2, 2010.

Council Member questions directed to Jacob Reeves followed: (1) compounding effects of emissions from multiple antennae, (2) FCC standards, (3) sewer line on property, and (4) visual impact.

Dane Erickson, Electrical Engineer addressed some of these questions.

Council Member questions followed regarding: (1) last time FCC health standards for radio frequency emissions were updated, (2) additional

carriers being added to tower, and (3) City Council approval for additional carriers.

O.C. Taylor, resident of Auburn and appellant on this item, spoke of his opposition of the tower.

Public comment spoke in opposition of the tower:

Gordon Ainsleigh of Meadow Vista; Danusia Szumowski of Auburn; Larry Skidmore of Aronowitz & Skidmore Law Offices in Auburn on behalf of Ms. Szumowski and Mr. Taylor; George Harrison of Auburn; Richard Sanborn of Auburn; Gary Clark of Auburn, Laurie Whitton, a real estate agent and resident of Auburn; and David Harrison of Auburn,

There was no public comment in favor of building the tower.

Jacob Reeves addressed questions brought up in public comment: (1) he stated the distance from the pole to the property line is 67 feet, 5 inches, (2) he spoke about mobile business owners and the need for cell reception, (3) he said the notice of the cell tower was what City's code requires, (4) he said the tower is solely to meet the demand of customers, (5) he stated the area is a M2 Industrial Zone, (6) he covered the types of reports and studies generated, (7) he said a soil sample was completed and the tower will be designed to meet the soil capabilities, (8) he said there is no way to study the sound the tower will create in high winds, (9) he said the pole was delivered after the tower was approved initially but was not stored on the site, (10) he said the claimed decline in property values is speculative, (11) he talked about the potential to lower the height of the tower to 65 feet, (12) he explained that there is essentially no risk that the pole would fall towards O.C. Taylor's property, (13) he said the project site can not be seen from O.C. Taylor's property due to bushes and trees, (14) he said the mono-pine they are using has very life-like branches and characteristics.

Barbara Winn, representative from AT&T, spoke of the need for better coverage and emphasized the desire to continue working with and for the community.

Jacob Reeves explained why the Verizon tower site is not an option.

Council Member comments followed: (1) new proposal from AT&T to decrease size of tower, (2) concern for decreased property values, (3) resident concerns regarding health risk factors which federal law does not permit the City to take into consideration, (4) adequacy of public notice, (5) community concern, (6) noticing for projects in industrial areas, (7) other towers in the area, (8) height variance requirements, and

(9) continuance to allow further discussions between the applicant and the neighbors and to allow Councilmember Hanley to participate.

City Attorney Michael Colantuono provided an overview of the legal standards applicable to this item and the decisions that the City Council needs to make and the direct implications of those decisions.

By MOTION, continue this item to the November 22, 2010 City Council meeting.

MOTION: Nesbitt/ Kirby/ Approved 4:0 (Hanley absent)

REPORTS

7. **Informational Report; Panhandling Progress Report**

Chief of Police Valerie Harris presented this item. She explained that panhandling has become a problem in the area over the past several years. She said Savemart shopping area in particular has been impacted. She said a meeting was held in July in conjunction with Placer County and Savemart Management to come up with a solution. She said due to an ordinance in Roseville against panhandling, many panhandlers have come up to the Auburn / Placer County area. She said she is drafting an ordinance for Auburn that would help the Department ensure the public's safety. She said Placer County is also going to support a similar ordinance. She said this is not just another enforcement act and that it will be pushed out with an educational approach and working with non-governmental service providers to provide services for people in need.

Council Member comments followed showing support of an ordinance to control panhandling in the area and urging staff to move forward on preparing the ordinance.

8. **City Council Committee Reports**

Council Member Nesbitt reported that the Capitol Corridor Joint Powers Authority was unsuccessful in getting expected funding. He said this could affect the train to Auburn.

Council Member Kirby reported on recent regional sewer discussions regarding cost of the sewer line. He also reported that a local developer is very pleased with his dealings with the Building Department in the City of Auburn.

Council Member Holmes reported that the Placer County Air Pollution Control District Board is nearing completion of an agreement to buy the property at 110 Maple Street for a new operations location. He also



Memorandum

City of Auburn
Community Development Department

To: Mayor and City Council Members
From: Lance E. Lowe, AICP, Associate Planner *[Signature]*
Date: November 17, 2010
Subject: Borland Avenue Monopine Variance Appeal - AT&T Continuance Request

Attached herewith for your consideration is a request from AT&T to continue the Borland Avenue Monopine Variance Appeal to the January 10, 2011 City Council Meeting.

The appellant and neighbors within 500 feet of the project site have been notified of AT&T's request.

November 17, 2010

**REQUEST TO REMOVE ITEM FROM THE
AGENDA AND MOVED TO THE JANUARY 10th
AGENDA**

City of Auburn
Lance Lowe
1225 Lincoln Way
Auburn, CA 95603

RE: AT&T/Cingular Zoning Application to construct a new monopine at
169 Borland Ave, Auburn, CA.

Dear Planning Department:

AT&T is requesting to remove the item from the November 22, 2010
Agenda, and moved to the January 10th agenda.

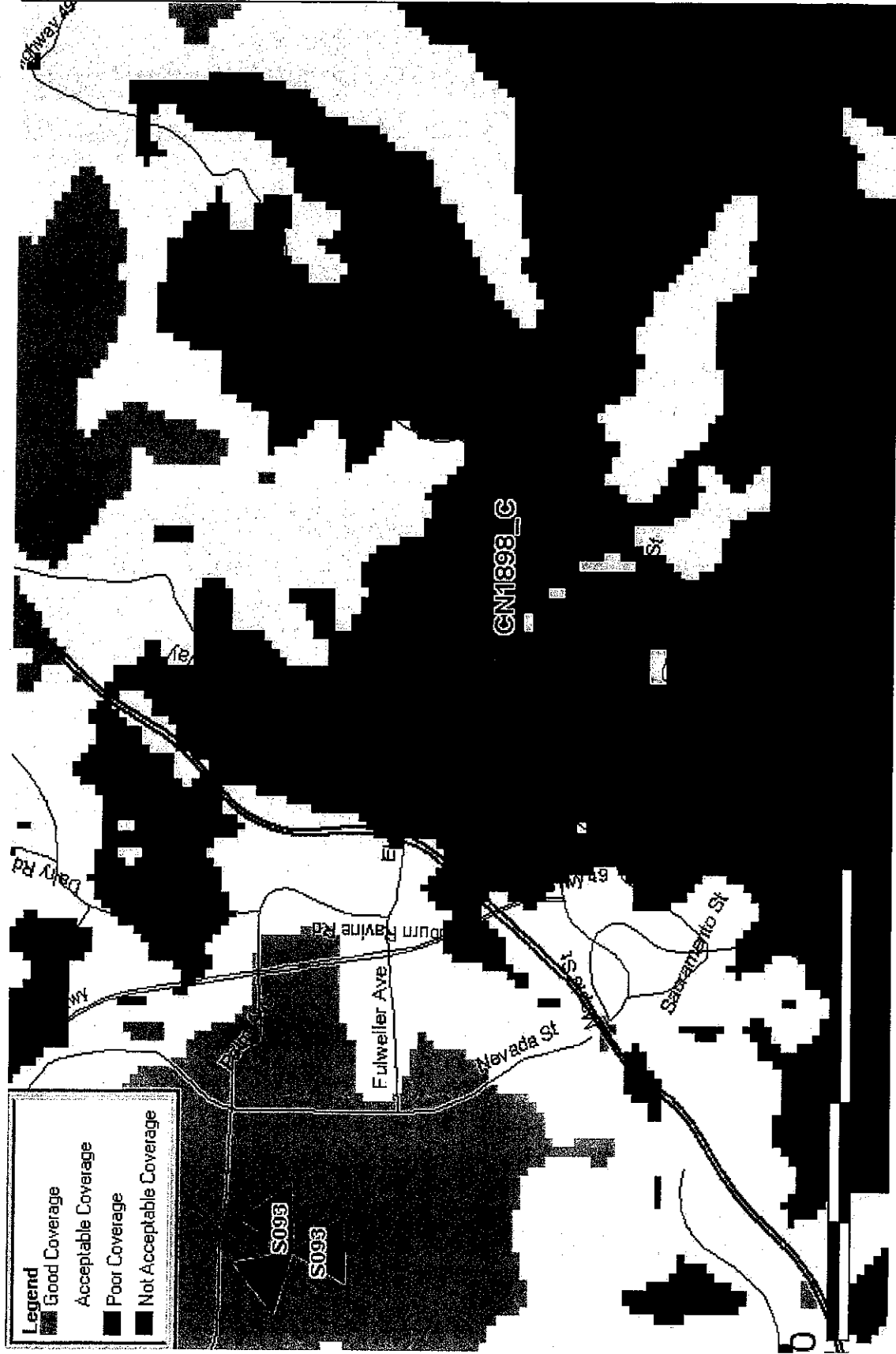
If there are any questions or concerns, please let me contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Reeves", with a stylized flourish at the end.

Jacob Reeves

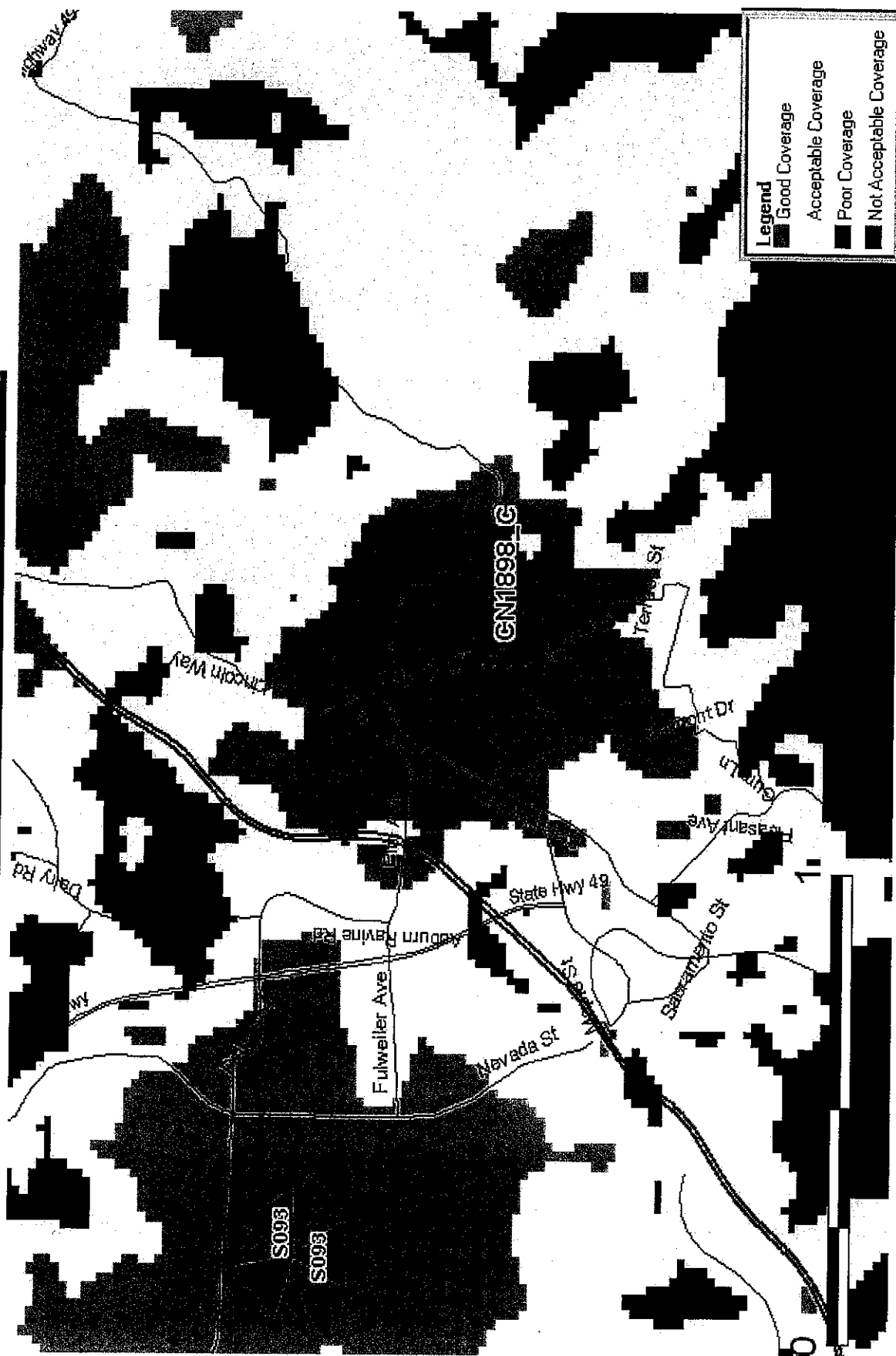
EXISTING GAP IN COVERAGE



GAP IN COVERAGE AT&T IS TRYING TO FILL



PROPOSED COVERAGE FOR **169 BORLAND AVE**



ATTACHMENT 5

LOCATIONS AT&T REVIEWED AS POSSIBLE CANDIDATES

- 1. 1125 Lincoln Way, Auburn, CA (AT&T Landline Switch): The site did not provide the height needed to propagate the signal to HWY 49 (in the canyon).



LOCATIONS AT&T REVIEWED AS POSSIBLE

CANDIDATES

- 2. 649 Lincoln Way, Auburn CA: (Community 1st Bank) This location provides less coverage on I-80/residential and minimal coverage on HWY 49 due to the lower elevation.

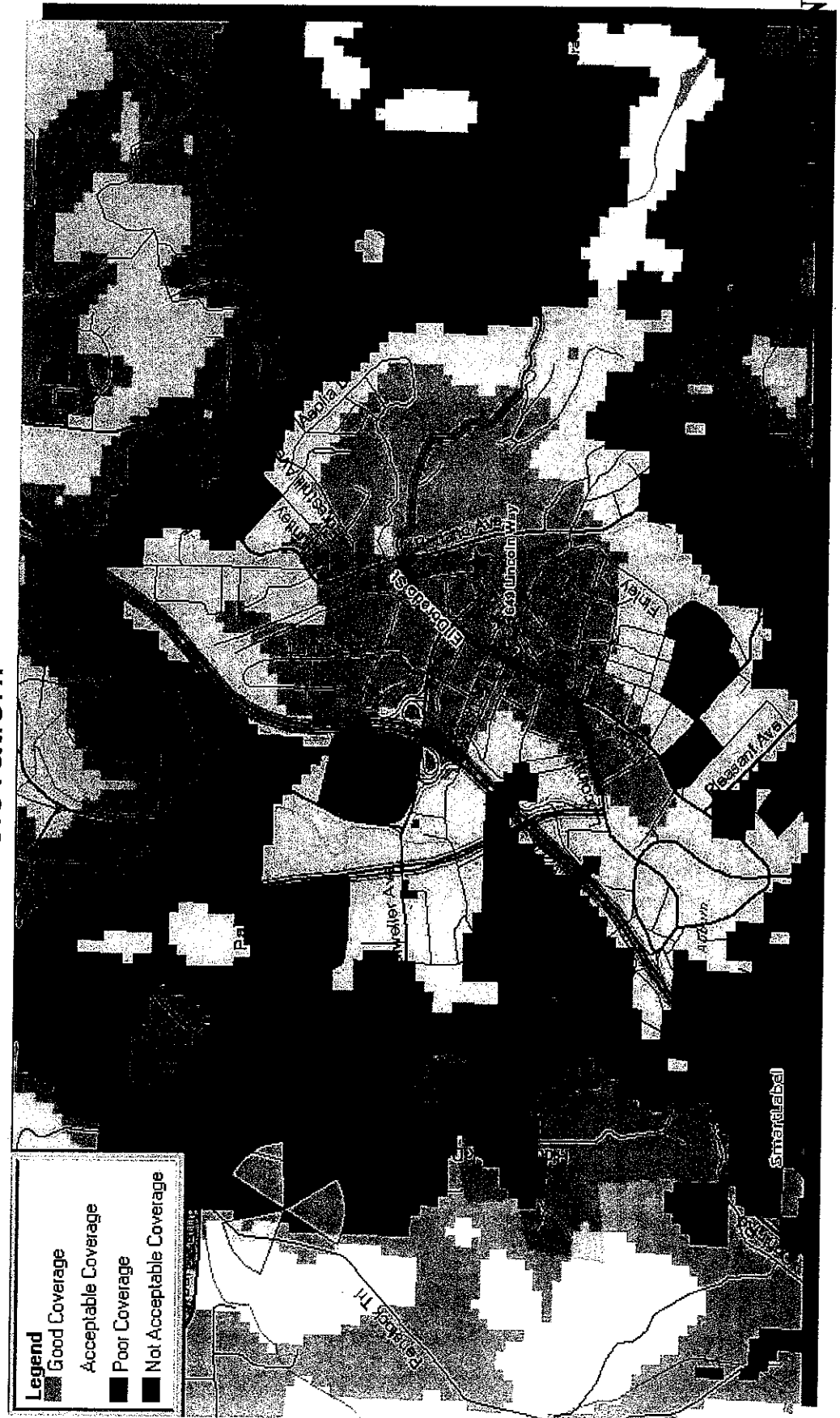


PHOTO OF
155 BORLAND AVE

Existing

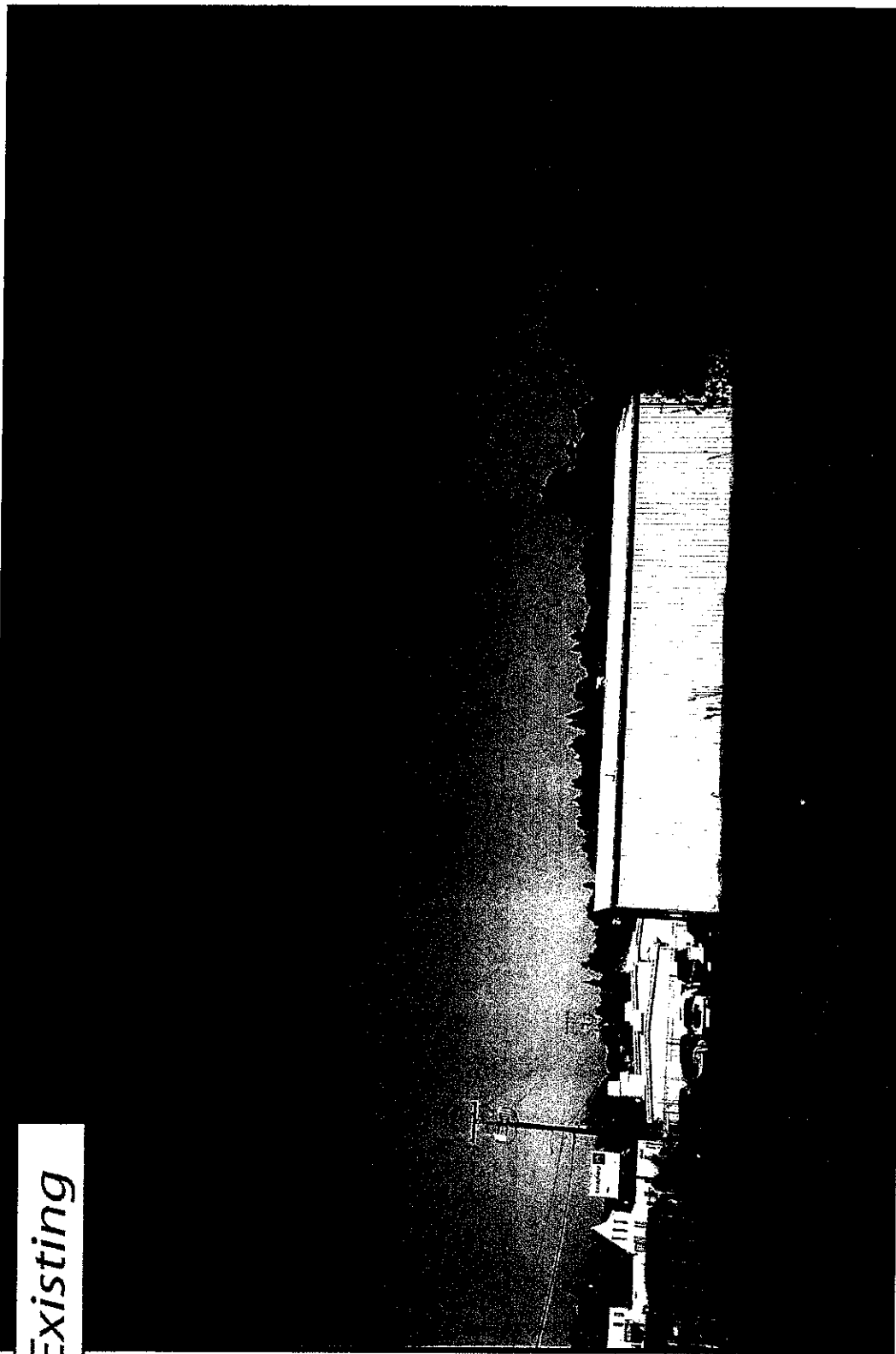
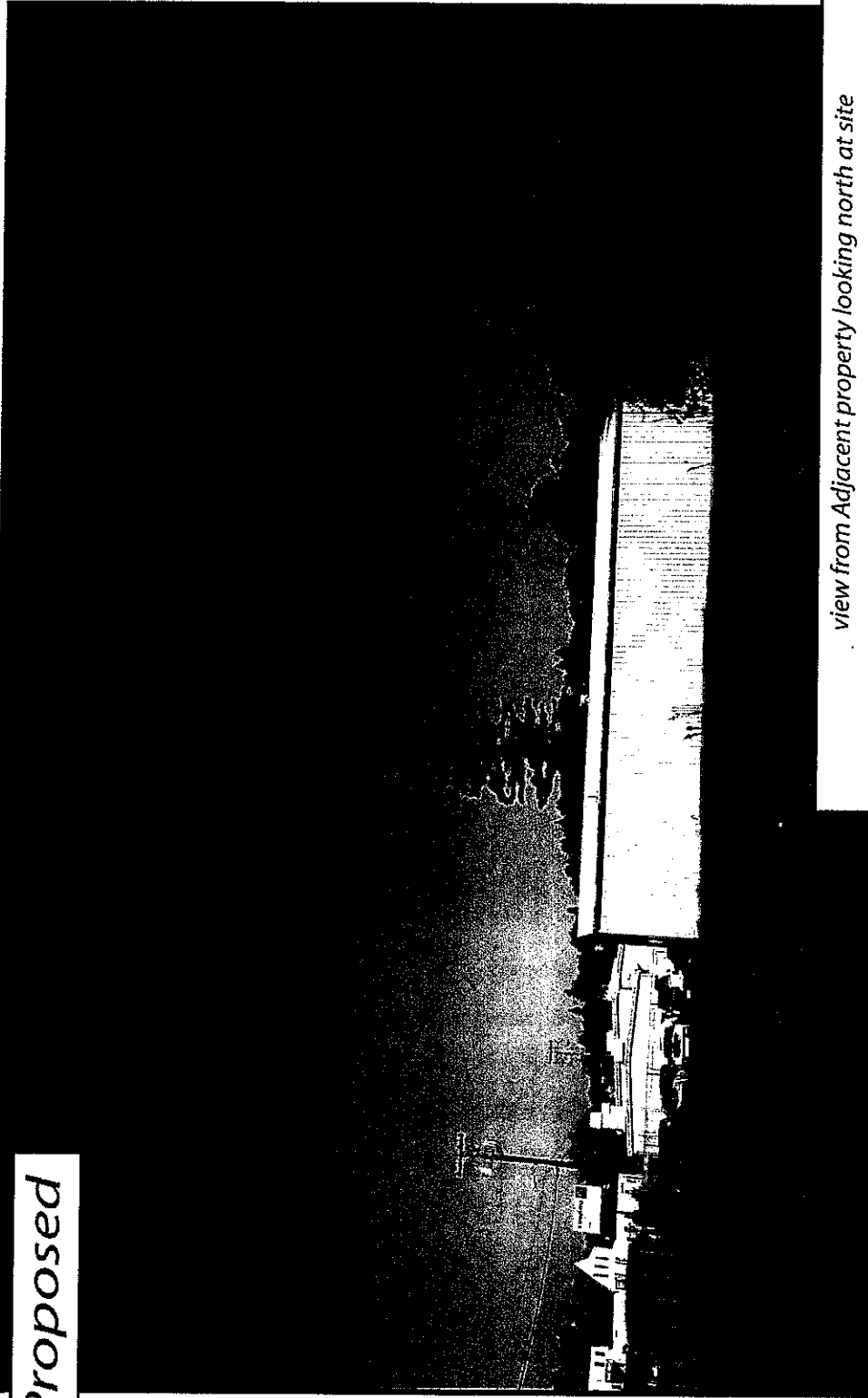


PHOTO SIMULATION OF 155 BORLAND AVE

Proposed



view from Adjacent property looking north at site



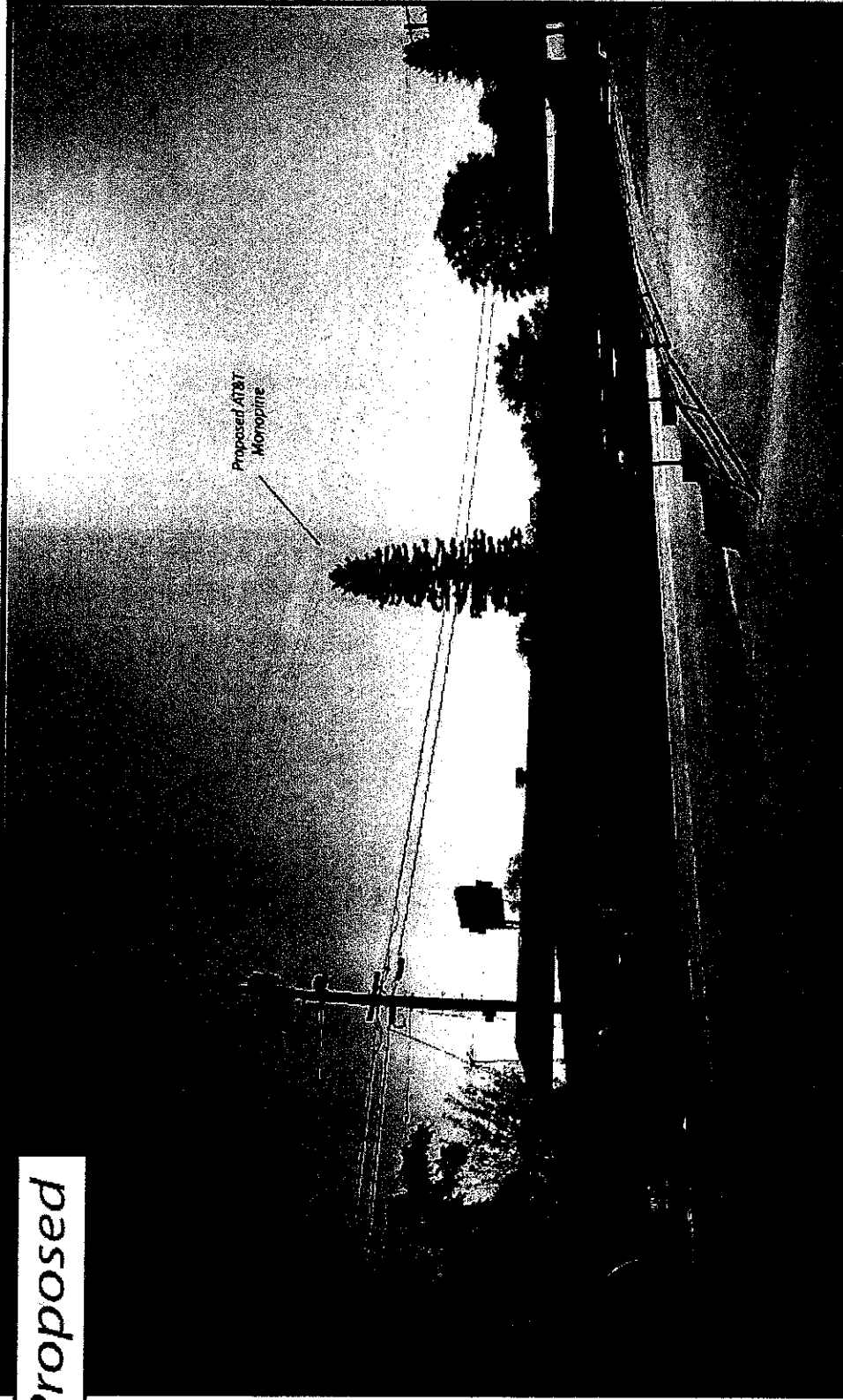
AT&T Wireless

CN1898 SR-49
169 Borland Avenue, Auburn, CA

AdvanceSine
Photo Simulation Solutions
Contact (925) 202-8507

155 Borland Ave (Del & Joe's) Proposed Visibility of Site

Proposed



Proposed AT&T
Monopole

view from Borland Avenue looking southeast at site



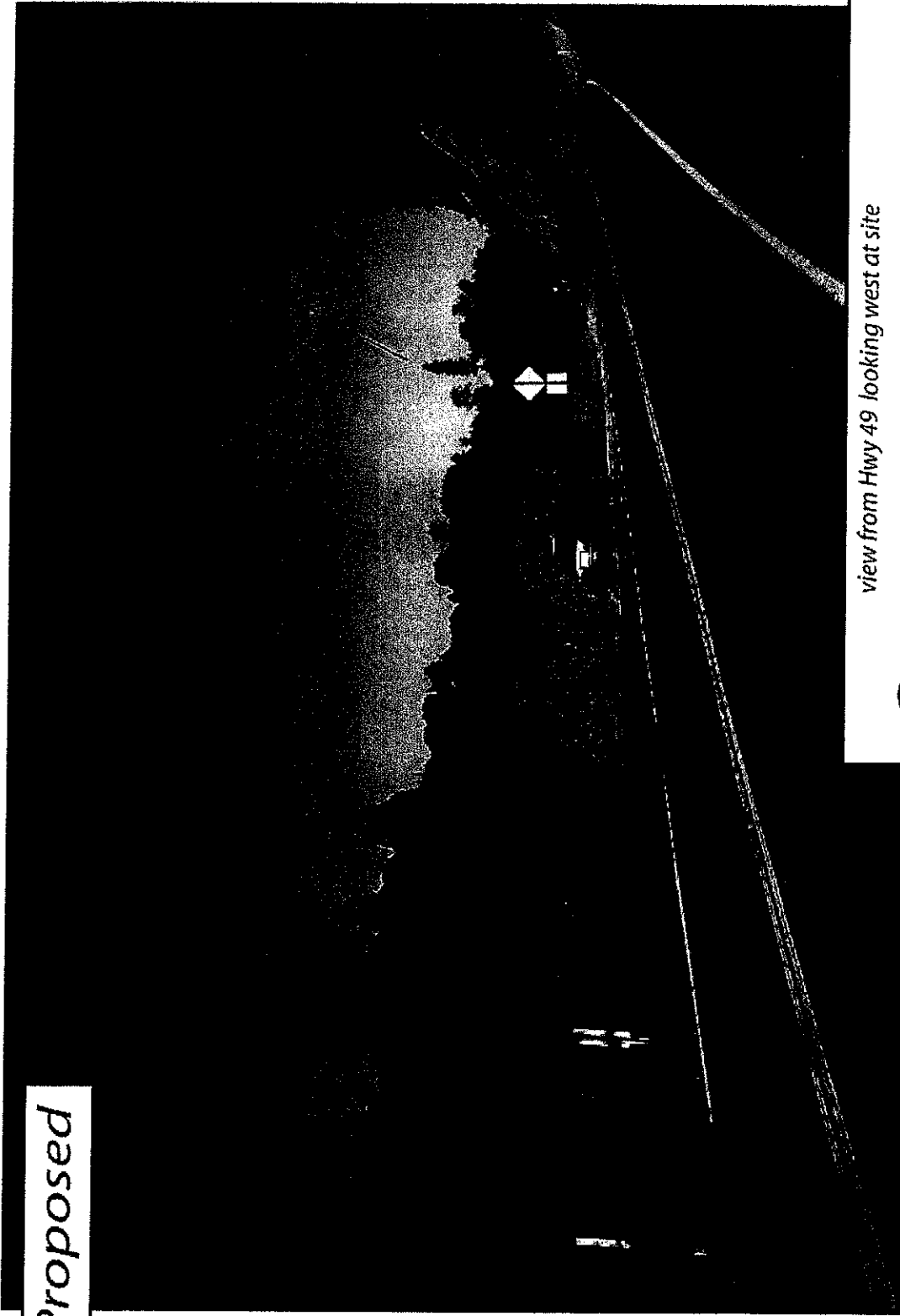
AT&T Wireless
Option B

CN1898 SR-49
169 Borland Avenue, Auburn, CA

Advances 
Photo Simulation Solutions
Contact (925) 202-8507

155 Borland Ave (Del & Joe's) Proposed Visibility of Site

Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8567

 **AT&T Wireless**
Option B

view from Hwy 49 looking west at site

CN1898 SR-49
169 Borland Avenue, Auburn, CA

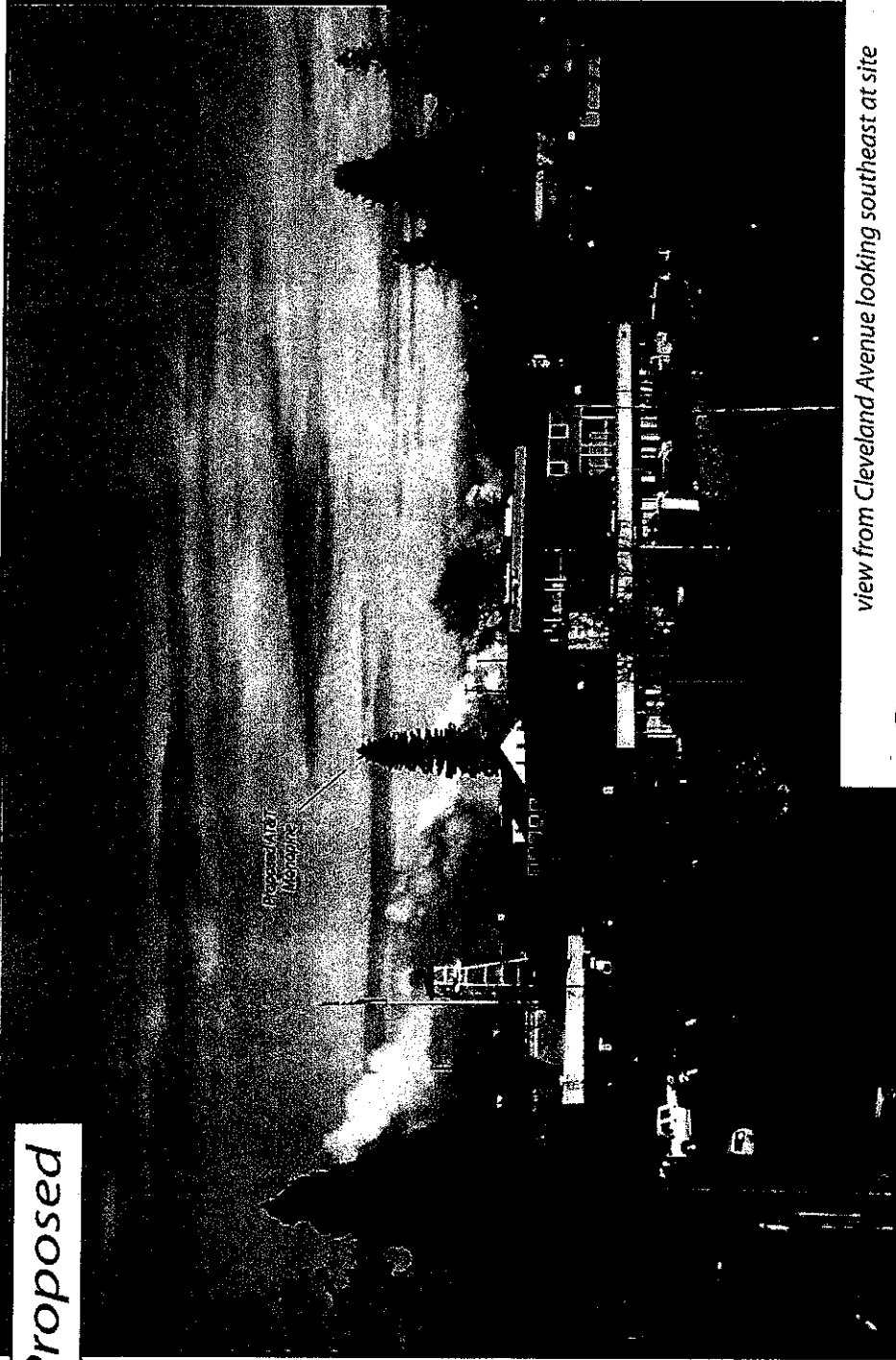
PHOTO SIMULATION OF 155 BORLAND AVE

Existing



PHOTO SIMULATION OF 155 BORLAND AVE

Proposed



AdvanceSim
Photo Simulation Solutions

view from Cleveland Avenue looking southeast at site



AT&T Wireless

CN1898 SR-49

169 Borland Avenue, Auburn, CA

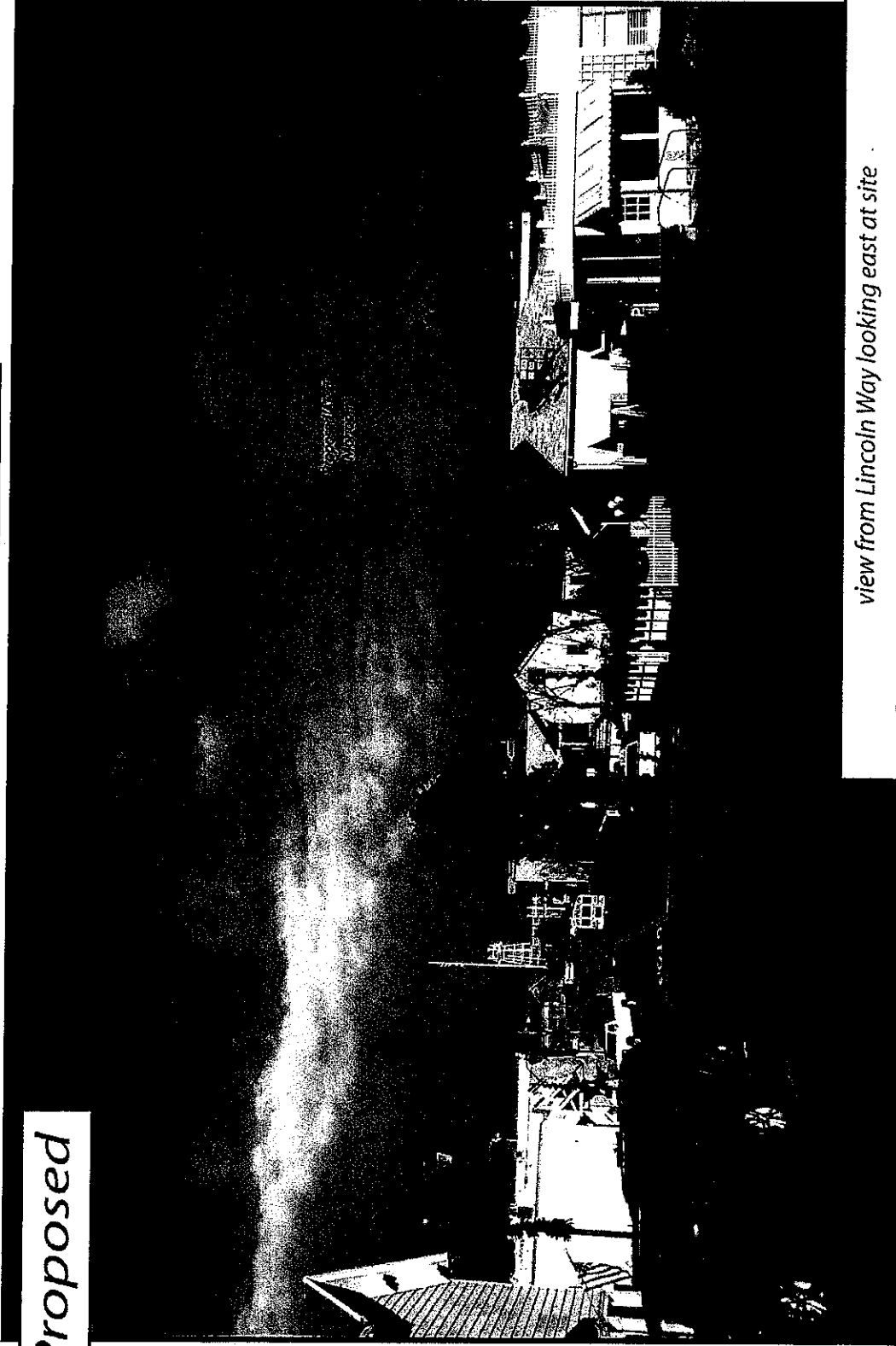
PHOTO SIMULATION OF 155 BORLAND AVE

Existing



PHOTO SIMULATION OF 155 BORLAND AVE

Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Lincoln Way looking east at site

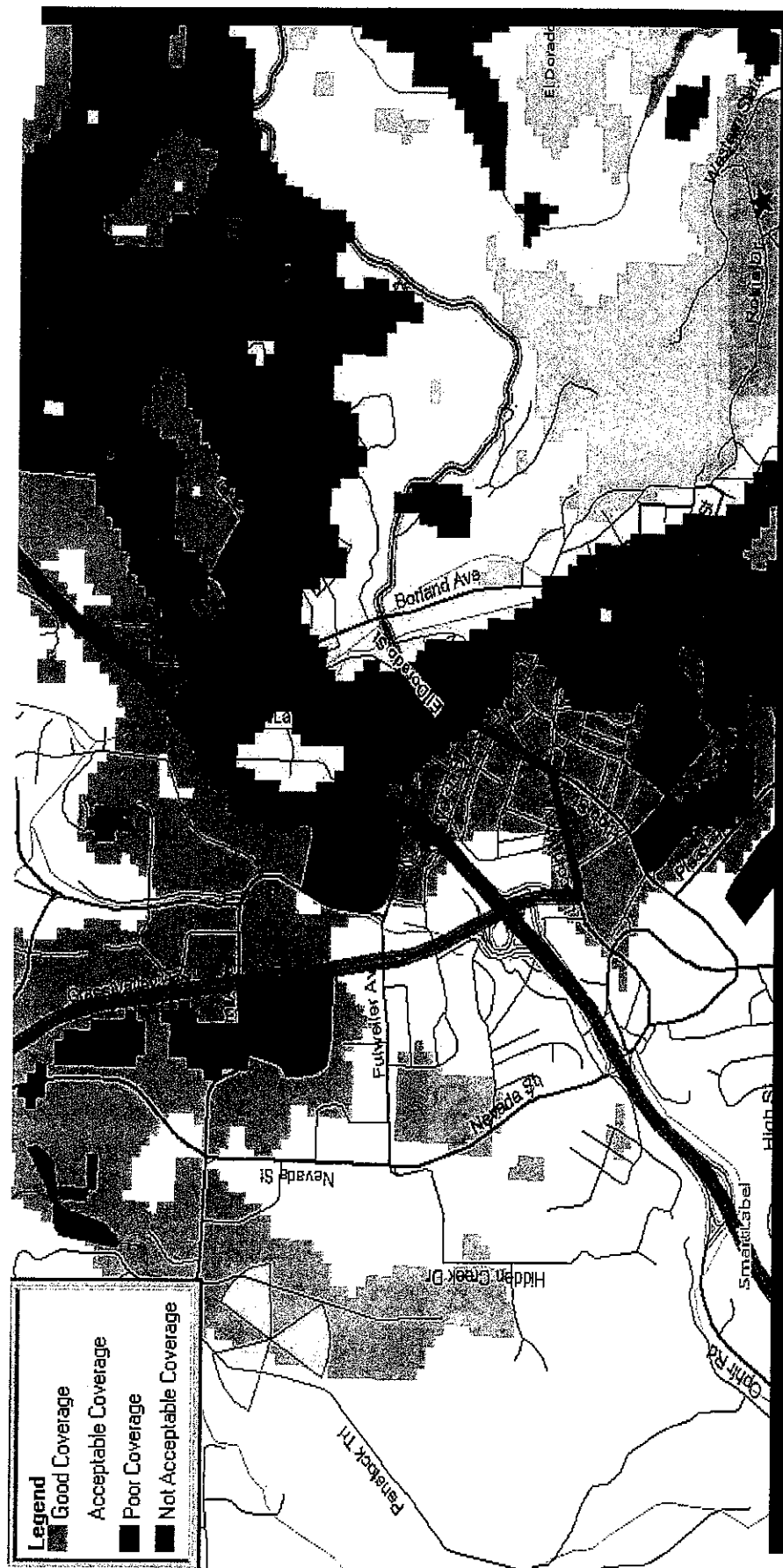


AT&T Wireless

CN1898 SR-49
169 Borland Avenue, Auburn, CA

LOCATIONS AT&T REVIEWED AS POSSIBLE CANDIDATES

- **3. Robie Drive:** The proposed location at Robie Drive would provide coverage through the canyon on HWY 49, but it would not provide any coverage to HWY I-80, in residential, or Down Town Auburn.

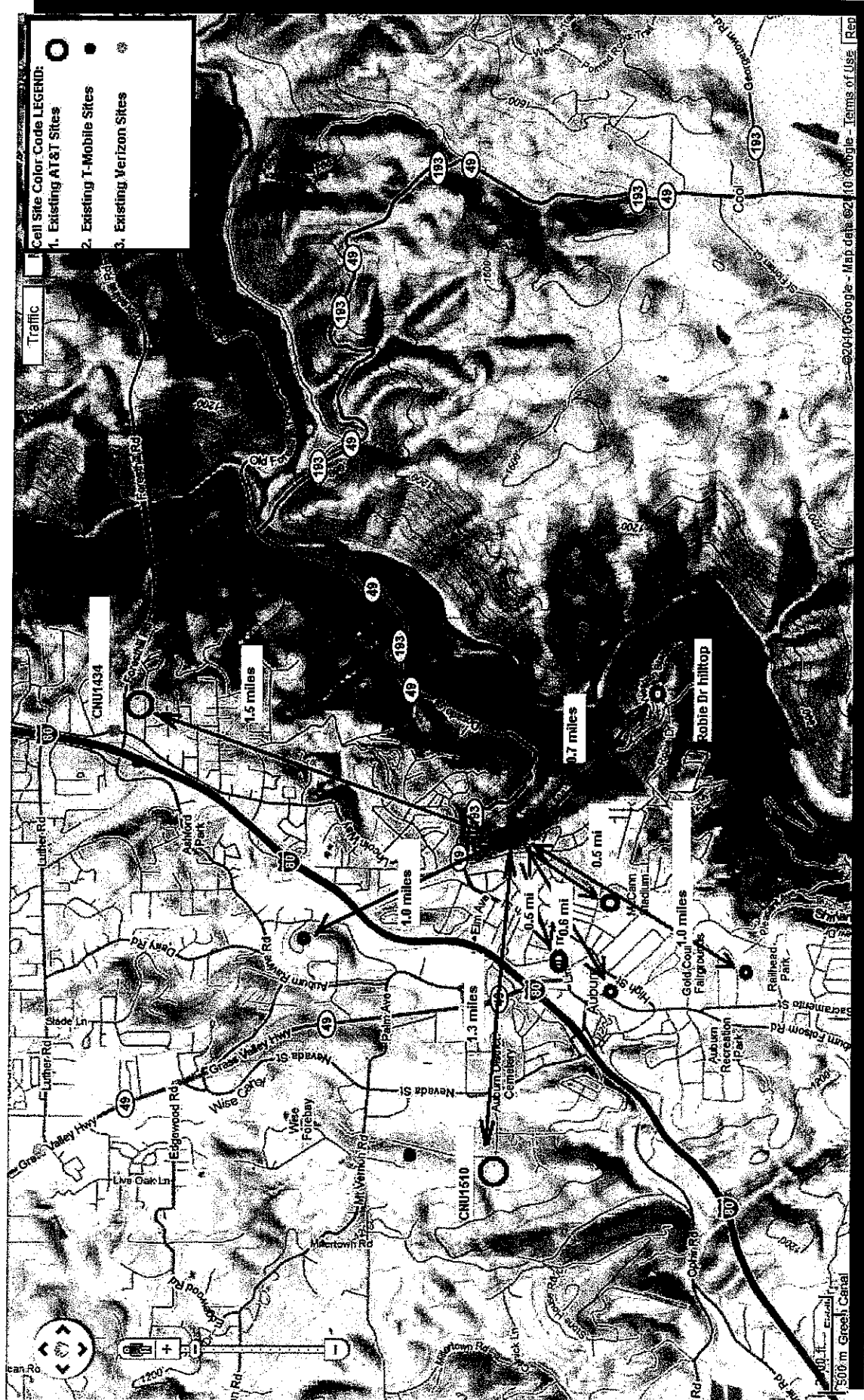


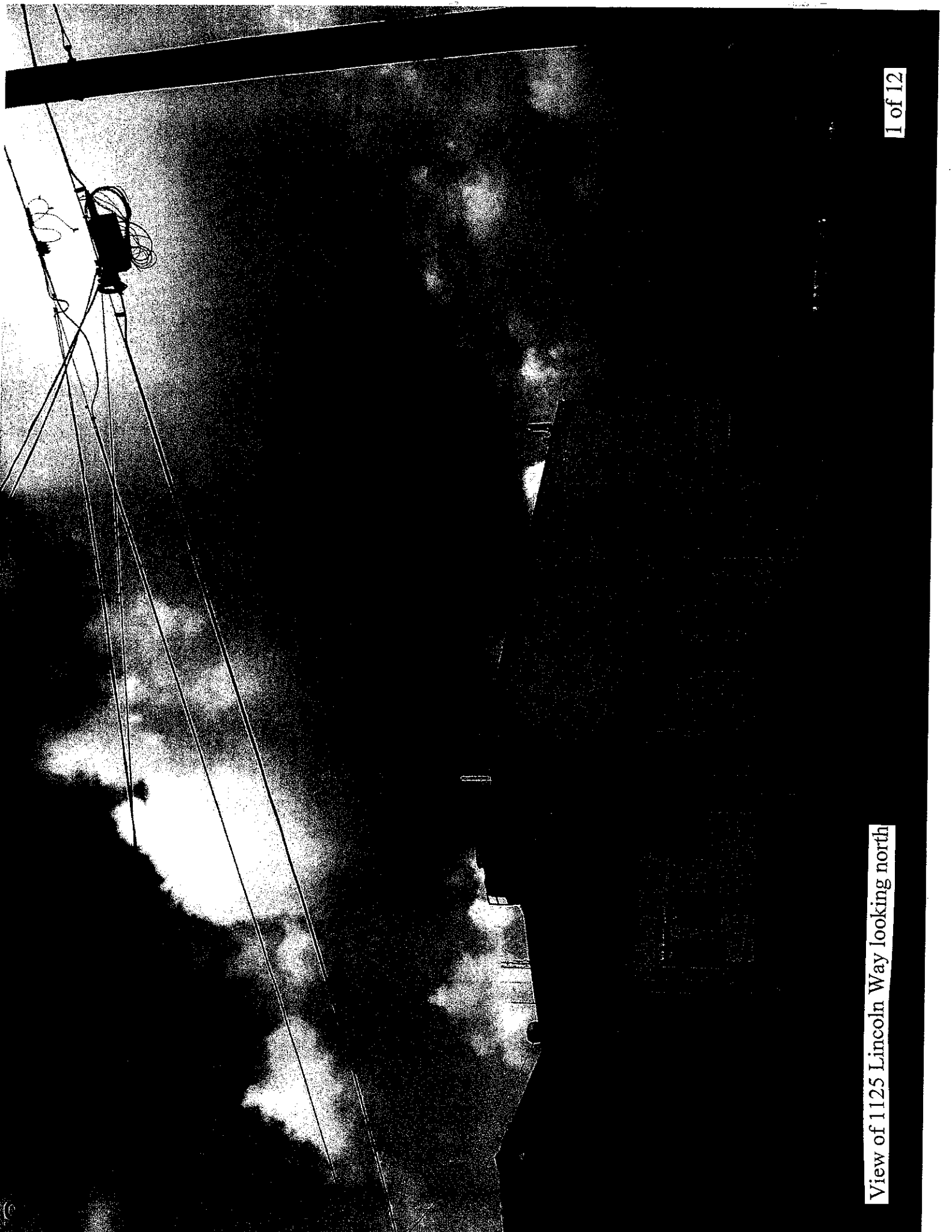
LOCATIONS AT&T REVIEWED AS POSSIBLE CANDIDATES

- 4. School Light Pole: The proposed location has a significant reduction in coverage to the Northeast, minimal coverage on HWY 49, and no coverage down the canyon.

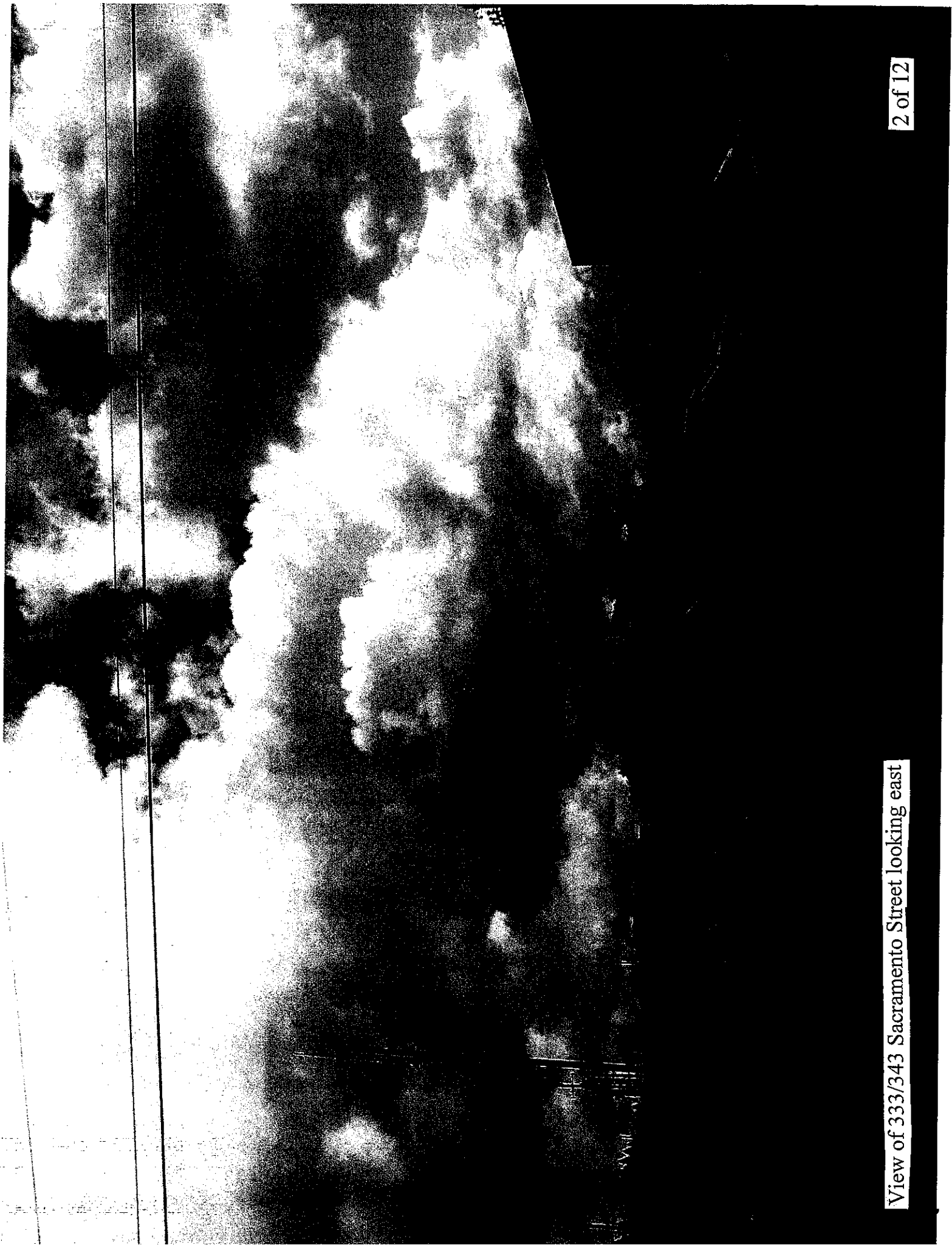


EXISTING SITES NEAR THE SEARCH RING



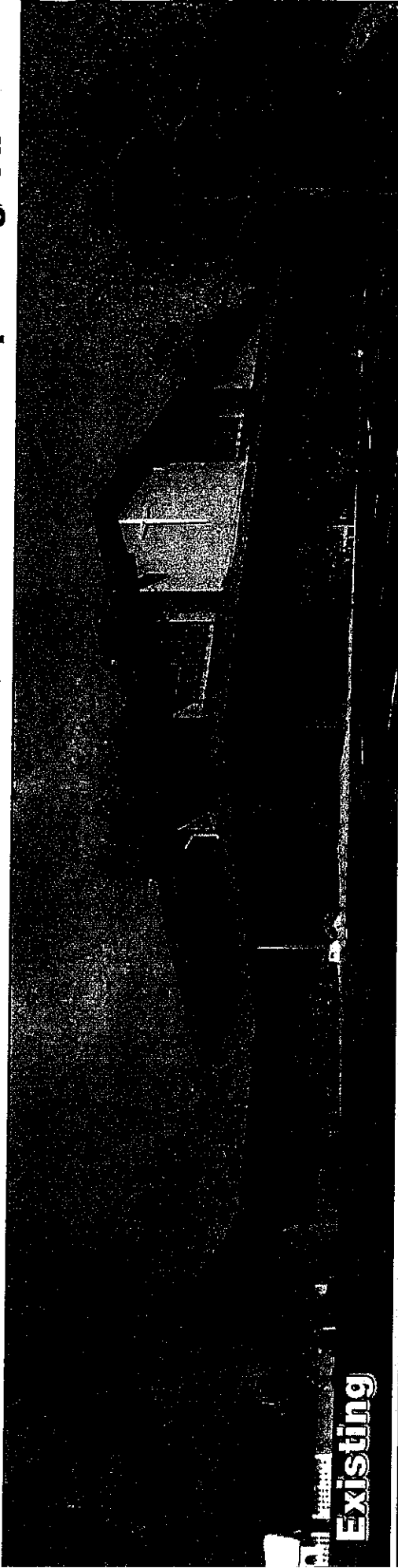


View of 1125 Lincoln Way looking north



View of 333/343 Sacramento Street looking east

Photosimulation of view looking northeast from the church parking lot.

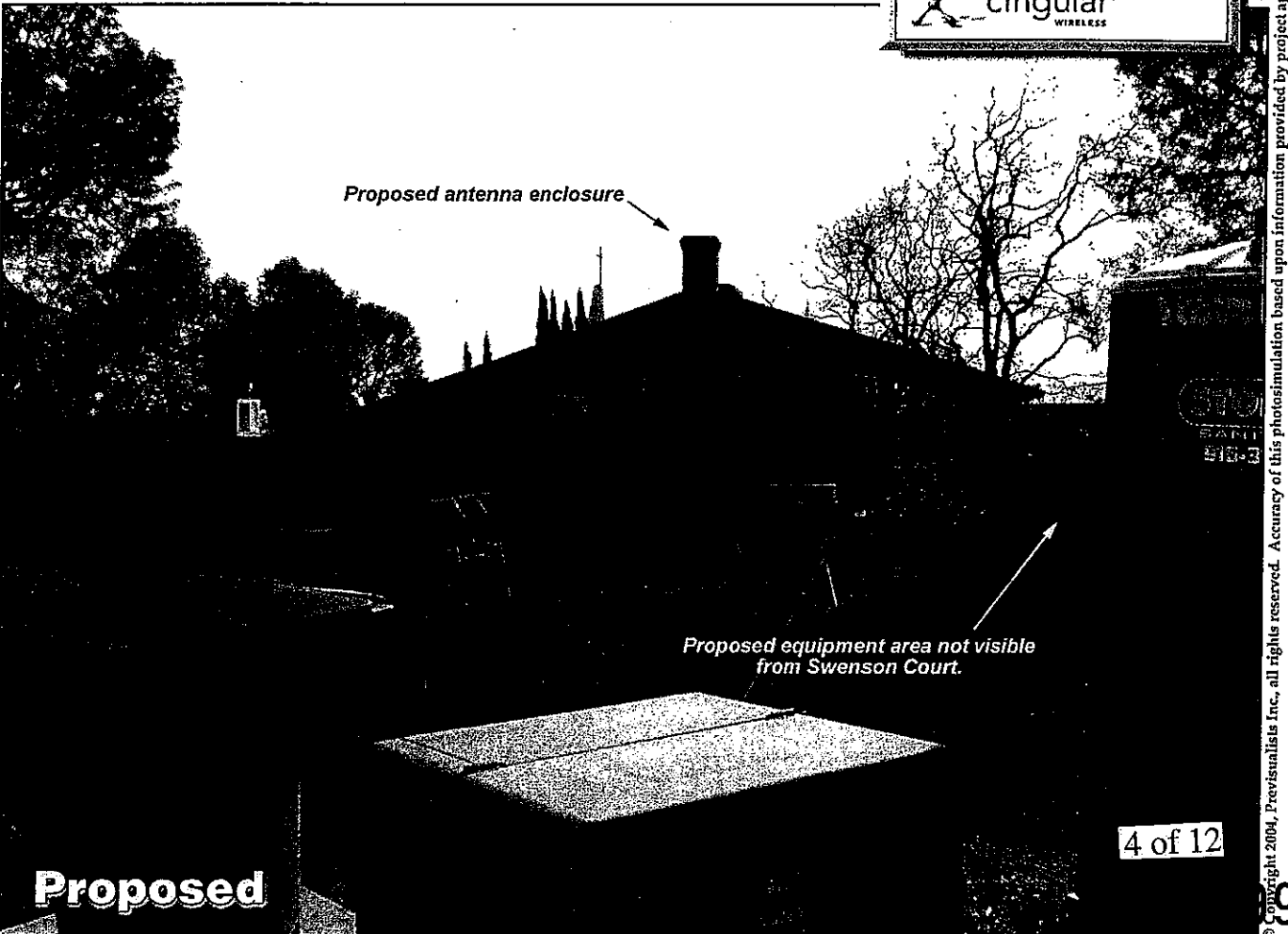
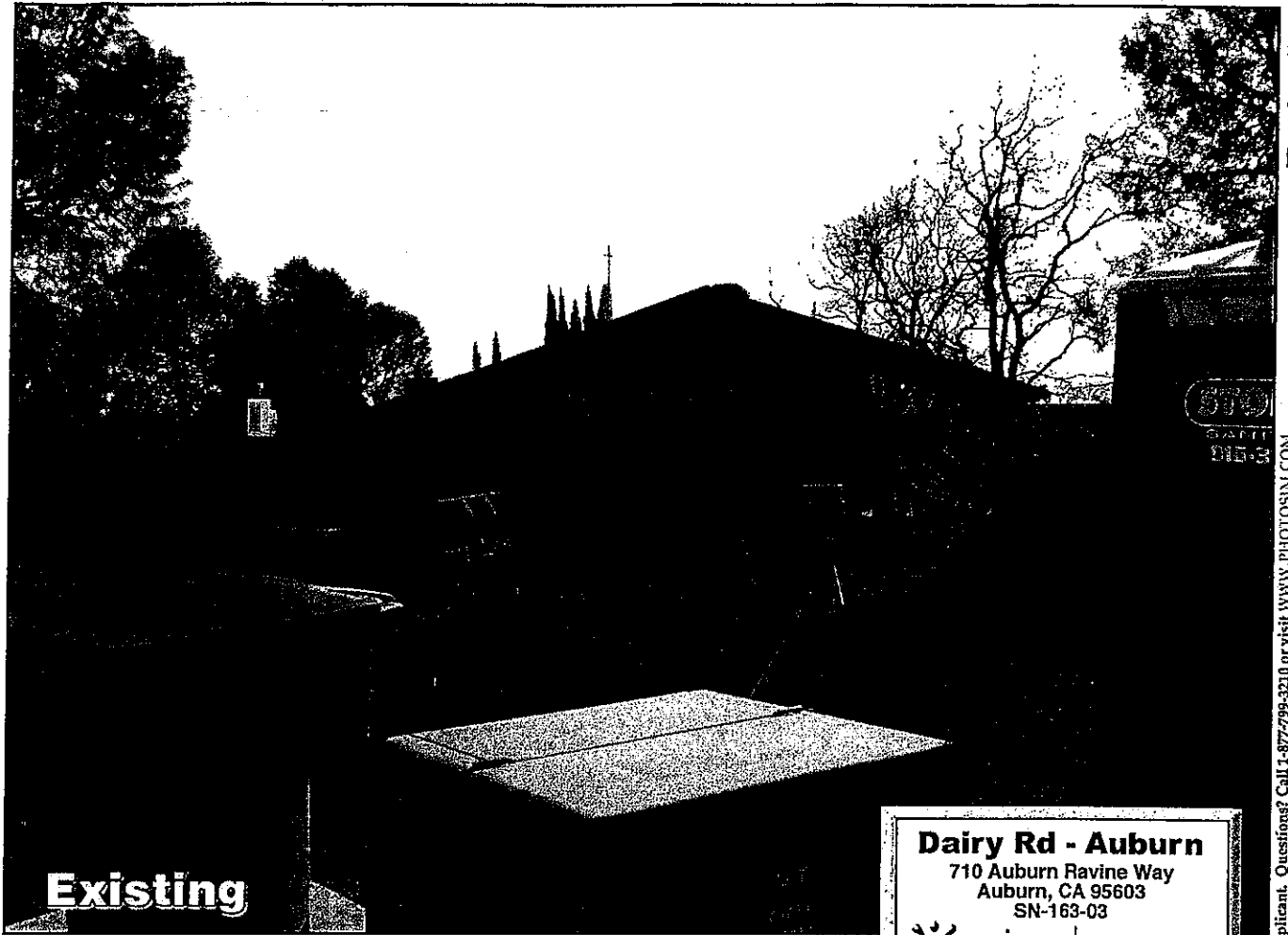


View of 710 Auburn Ravine Road looking east

Proposed

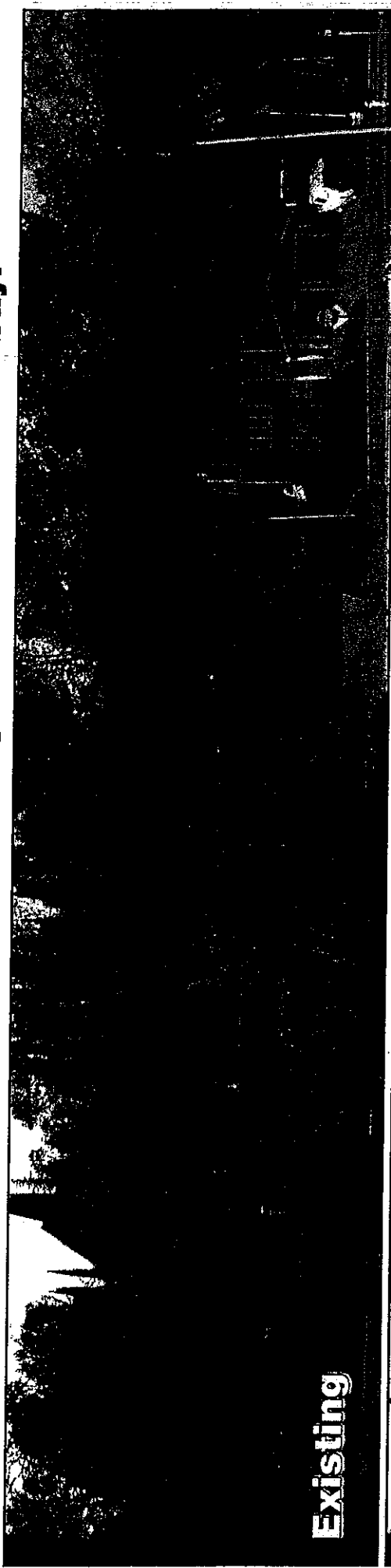
Dairy Rd - Auburn
 710 Auburn Ravine Way
 Auburn, CA 95603
 SN-163-03
 cingular
 3 of 12

Photosimulation of view looking south from the end of Swenson Ct.

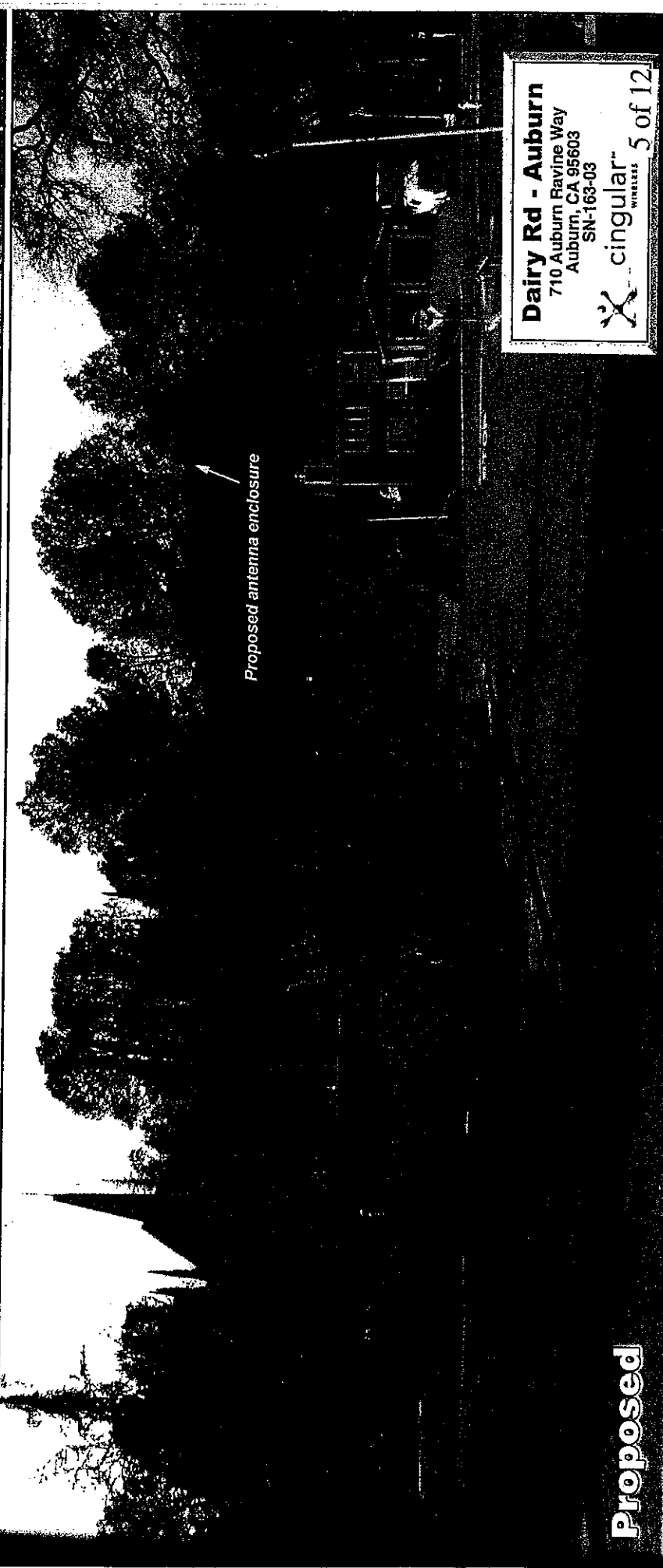


Dairy Rd - Auburn
710 Auburn Ravine Way
Auburn, CA 95603
SN-163-03
 **cingular**
WIRELESS

Photosimulation of view looking due west from Herr Way.



Existing



Proposed antenna enclosure

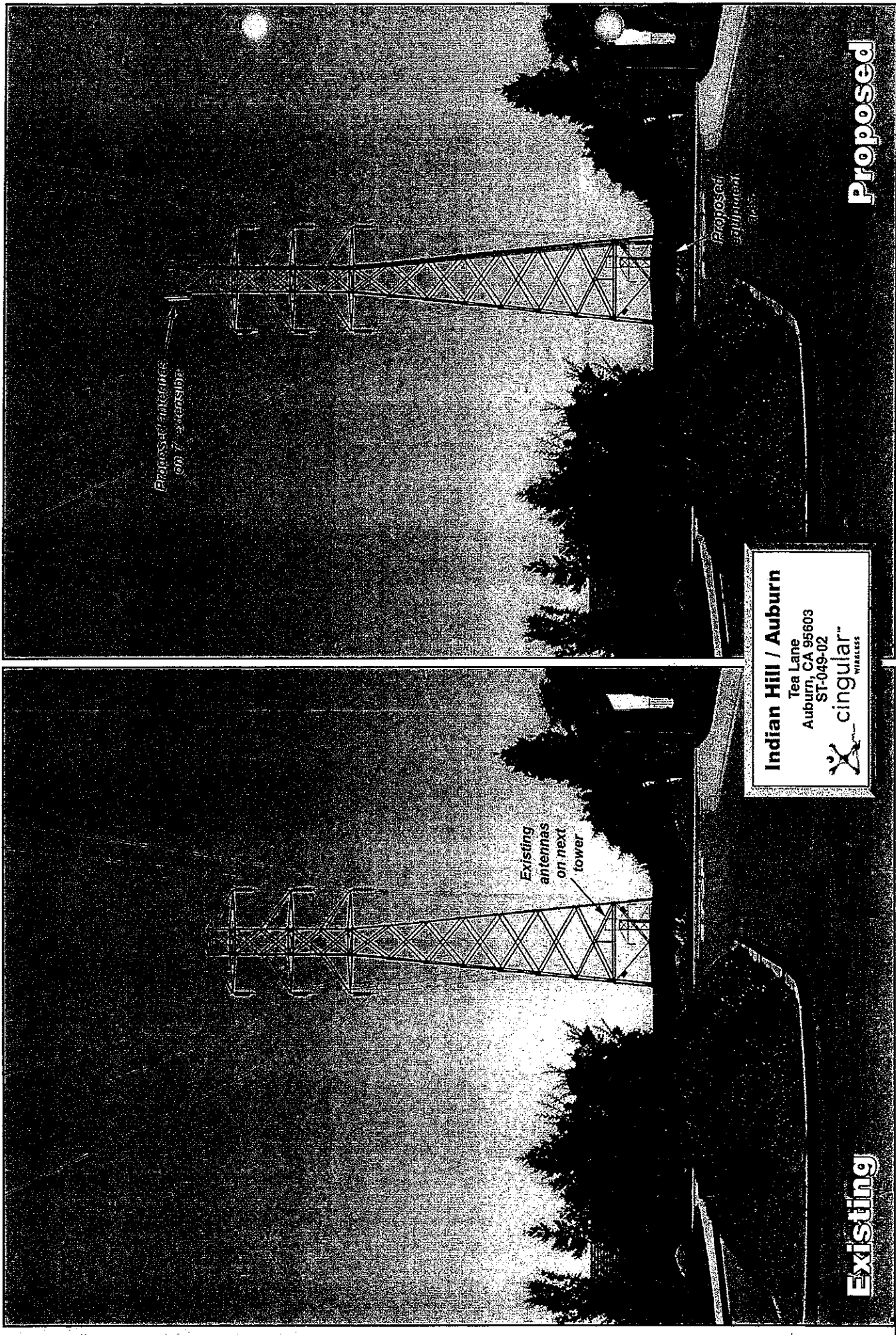
Proposed

Dairy Rd - Auburn
710 Auburn Ravine Way
Auburn, CA 95603
SN-163-03

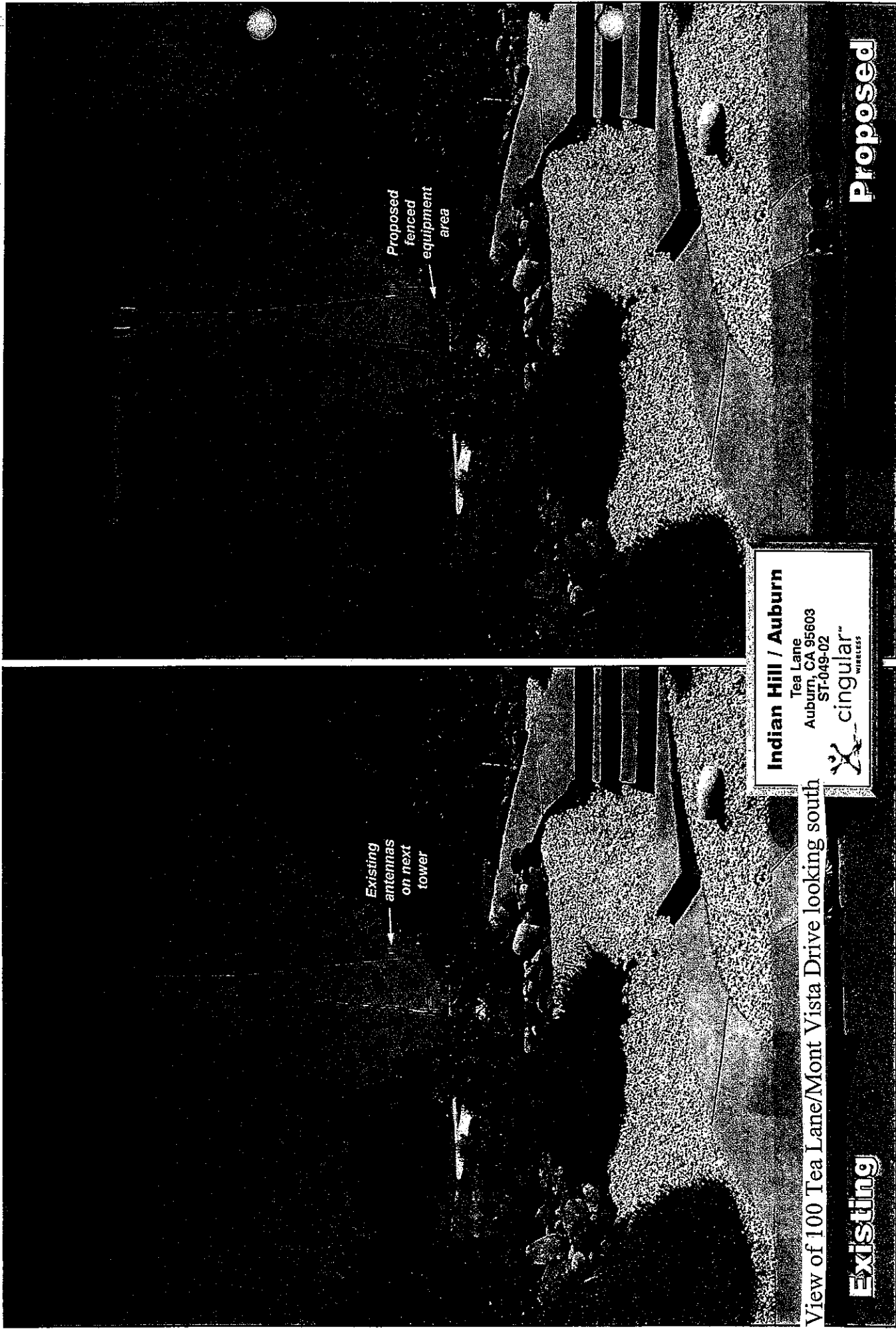
cingular
WIRELESS

5 of 12

Photosimulation of view looking south on Tea Lane, from across Indian Hill Rd.



Photosimulation of view looking north from Mont Vista Drive.




Existing
antennas
on next
tower

Proposed
fenced
equipment
area

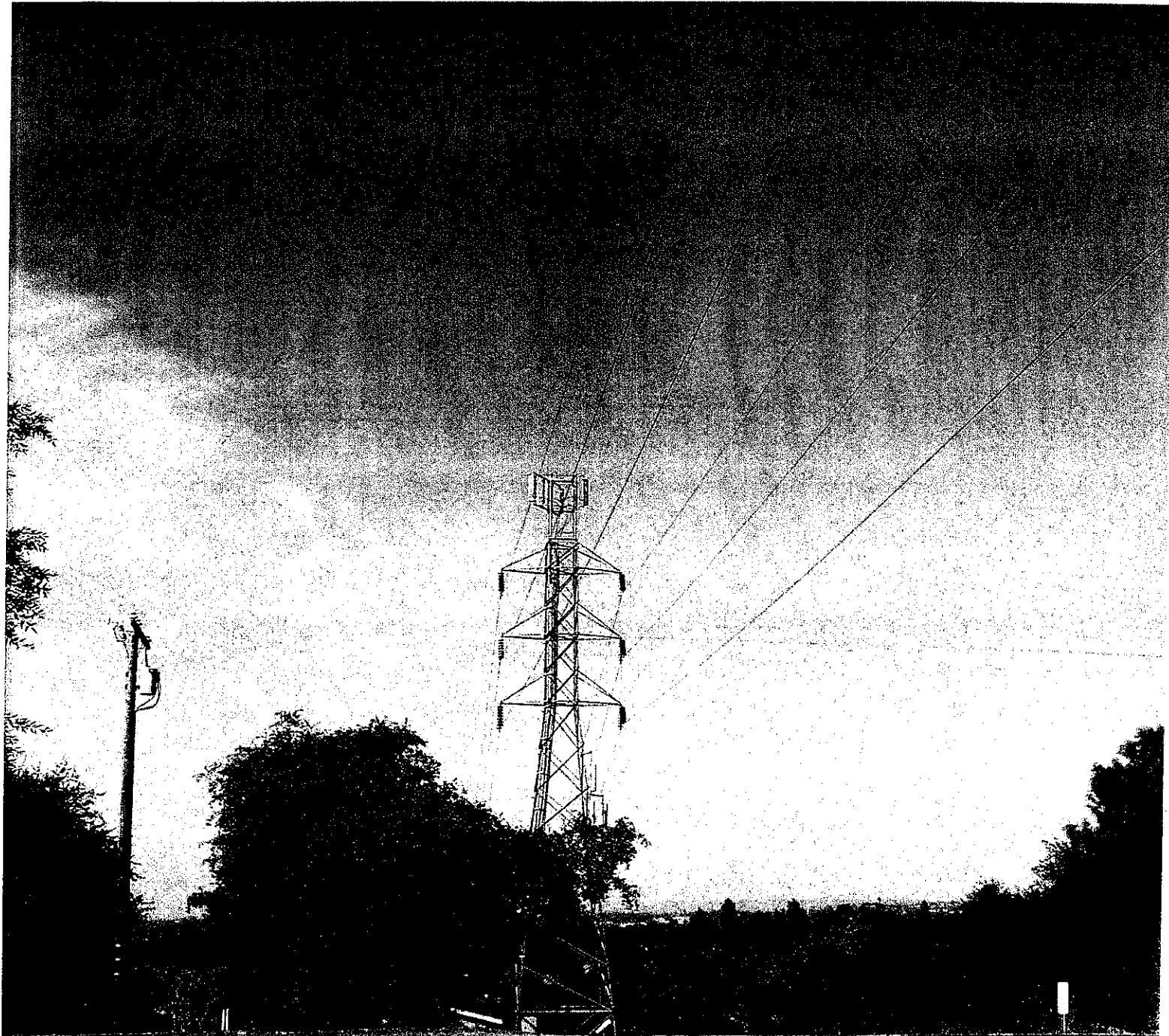
Existing

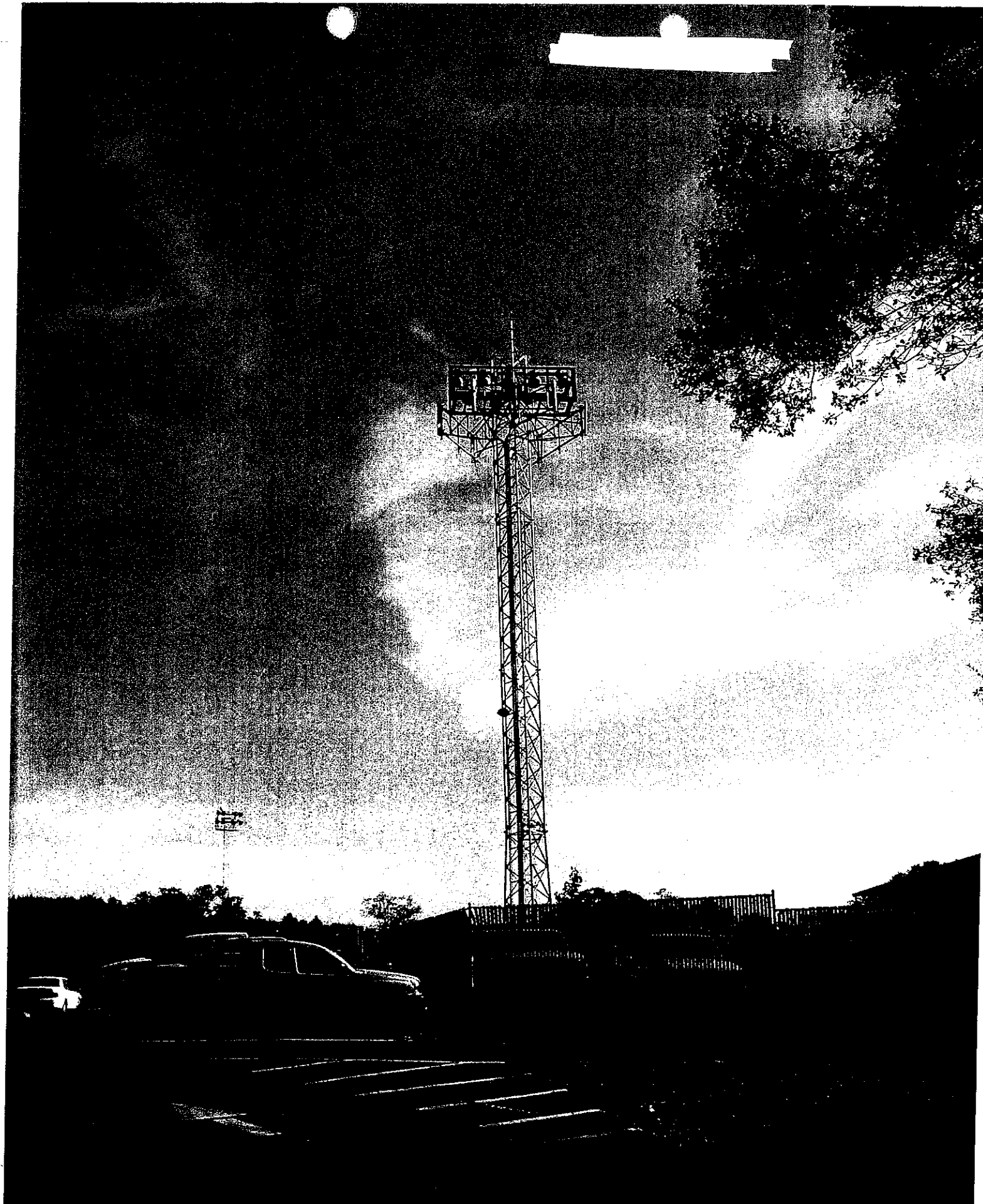
Proposed

Indian Hill / Auburn
Tea Lane
Auburn, CA 95603
ST-049-02

 **cingular**
WIRELESS

View of 100 Tea Lane/Mont Vista Drive looking south





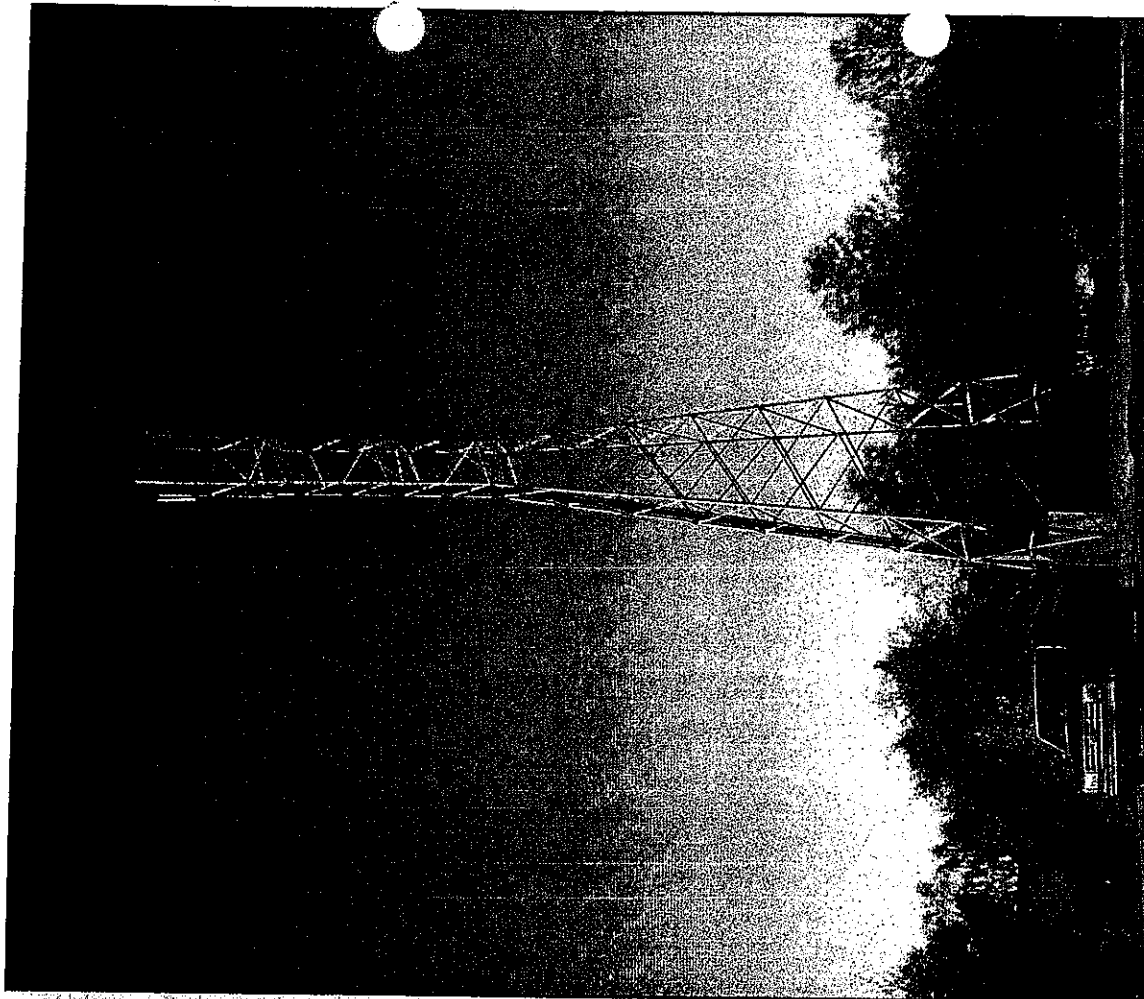
View of 123 Recreation Drive looking north

Photosimulation of view looking northwest from Quail Meadow Drive.



View of 12549 Quail Meadow Drive looking north

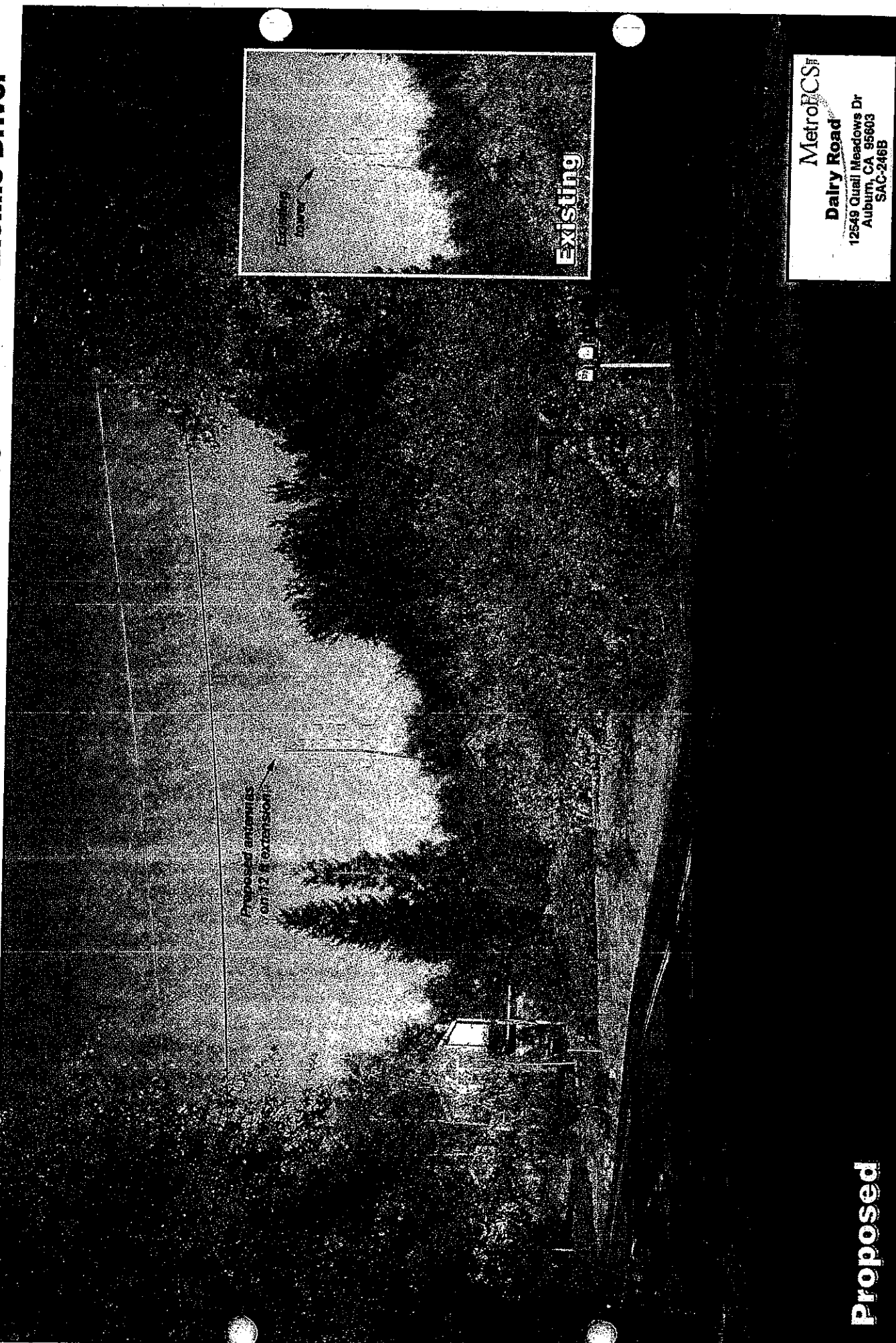
Existing



MetroPCS
Dairy Road
12549 Quail Meadows Dr
Auburn, CA 95603
SAC-248B

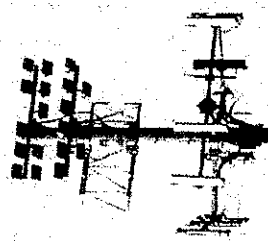
Proposed

Photosimulation of view looking north from Dairy Road, just north of Incline Drive.



Proposed

MetroPCS
Dairy Road
12549 Quail Meadows Dr
Auburn, CA 95603
SAC-246B



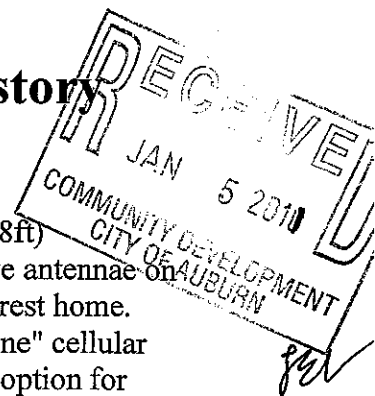
View of 275 Orange Street looking north

ATTACHMENT 13
-story
(78ft)
ave antennae on
nearest home.
"pine" cellular
the option for

[Handwritten signature]

Return signed petitions to Danusia Szumowski 177 Borland Ave no later than 11/20. Call if you have any questions about the petition - 650-278-9000

Petition to Stop the Construction of an 8-story Cellular Tower on Borland Ave



Help preserve historic Auburn! AT&T is planning on building an 8-story high (78ft) "monopine" cellular tower with twelve 8 ft panel antennae and two 2 ft microwave antennae on the canyon rim. The tower will be built on landfill, and is only 68 ft from the nearest home. Anyone coming up from the canyon or downtown will be greeted by the "monopine" cellular tower. It will be the tallest structure in Auburn. Building of this tower opens the option for additional wireless carriers to add their equipment. The proposed tower will adversely affect property values. In addition, there are unknown risks on the health of our local residents.

Please sign this petition to urge the City Council to demand that AT&T find an alternative location that is not in so close proximity to a residential area, and an historic corridor. Also, please come to the City Council meeting on 11/22 at 6PM to show your support (1225 Lincoln Way).

If you have any questions, please call Danusia Szumowski of 177 Borland Avenue at 650-278-9000.

Name	Address	Email address
JAY JACOBS	P.O. Box 6077 Auburn	JJKimo@yahoo.com
MIKE ACHILLES	155 Borland Ave	
Shawn Whitney	P.O. Box 68 Spring	ShawWhitney24@gmail.com
John da Rosa	5153 Westridge Ct. Auburn	JohndaRosa@gmail.com
Phil Booker	110 Channing, Auburn	
MICHAEL KIRBY	140 BORLAND AVE AUB	Kirby1978@sbcglobal.net
Albert Nuijens	155 Borland Ave	
Dylan Clark	265 Lincoln Way	dylanclock41@hotmail.com
Diane Reeves	1119 Oakview Terrace	diane4497@sbcglobal.net
JAMES W SALUDA	10801 Jeger Rd.	
Red Haggack	262 Aeolia Dr.	
TIM DOBBINS	1439 WALGRA MEADOWS RD NW.	TJSDobbs@tdl.com
Gary Clark	165 Borland	Lee-Hude@ATT.net
Joe For	165 Colonial Dr Auburn	melhop@waveable.com
JOHN STEEN	271 LINCOLN WAY	glusty271@waveable.com
JOE TAYLOR	173 BORLAND	
Mat Hummel	591 Hoppe Lane	hummel.mat+@gmail.com
Jennifer Dobbins	1439 Walgra Meadows Rd Head	awista/JDobbs14@gmail.com
Mark Cunningham	660 Karchner Rd Lincoln A	MCunni428@aol.com
Dale H. Holz	P.O. Box 1351 Colfax Ca.	
Robert Thiessen	2470 Vineyard St Auburn	

Return signed petitions to Danusia Szumowski 177 Borland Ave no later than 11/20. Call if you have any questions about the petition - 650-278-9000

3-story

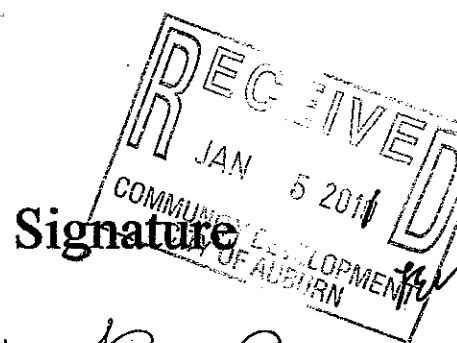
RECEIVED
JAN 5 2011
COMMON DEVELOPMENT
CITY OF BOSTON

1 (780) wave antennae on
nearest home.
"hopine" cellular
the option for

If you have any questions, please call Danusia Szumowski of 177 Borland Avenue at 650-278-9000.

[illegible]

Return signed petitions to Danusia Szumowski 177 Borland Ave no later than 11/20. Call if you have any questions about the petition - 650-278-9000



Name

Address

Signature

Name	Address	Signature
JOHN W. GRIFFIN	205 Gossania Park, Auburn	[Signature]
THOMAS G. DAVISON	215 Gossania Park, Auburn	Thomas Davison
Jorie R Cutigni	180 Gossania Park Ave	Jorie R Cutigni
Glenn C. Payne	105 Marvin Way Auburn	Glenn C. Payne
Ruby H. Pope	105 Marvin Way Auburn	Ruby H. Pope
Kerstin Breedlove	250 Virginia St. Auburn	[Signature]
Jeff Billman	" " "	JB
HERB SHRUM	70 Gold St Auburn	[Signature]
TATSY SHRUM	70 Gold St. Auburn	[Signature]
CARA JEAN Ricketts	135 Cul de Sac, Auburn	Cara Ricketts
DAVID E MURPHY	135 Cul de Sac, Auburn	David Murphy
Beverly Lewis	125 Cul de Sac Auburn	Beverly Lewis
Virginia F. Albers	155 Cul-de-Sac Auburn	Virginia F. Albers
GEORGE DONHAM	149 Brook Rd, Auburn	[Signature]
Kevin Cutigni	180 Gossania Park Auburn	Kevin Cutigni
Andrew Rosenthal	255 Gossania Park Auburn	Andrew Rosenthal
Silvia Gordon	235 Aetolia Drive, Auburn	Silvia Gordon
Jean Kuchman	225 Gossania Park Auburn	Jean Kuchman
BARBARA Figueira	218 Reamer St Auburn	Barbara Figueira

EXHIBITS





Report to the Auburn City Council

Action Item
Agenda Item No 6
City Manager's Approval <i>[Signature]</i>

To: Mayor and City Council Members

From: Lance E. Lowe, AICP, Associate Planner *[Signature]*

Date: November 8, 2010

Subject: A Public Hearing to Consider an Appeal of the Planning Commission's Approval of a Height Variance Extension for a 78 foot Monopine Cellular Tower located at 169 Borland Avenue in the Industrial (M-2) Zone (Attachments 1 - 6) - File # VA 09-4

The Issue

Should the City Council deny the appeal, thereby affirming the Planning Commission's approval of the Height Variance Extension for a 78 foot Monopine Cellular Tower, or should the City Council approve the appeal, thereby overturning the Commission's approval of the project?

Conclusions and Recommendation

Based upon the public hearing discussion and the Planning Commission's decision, Staff recommends that the City Council take the following action:

- A. By Resolution (**Exhibit A**) deny the appeal thereby affirming the Planning Commission's approval of the Borland Avenue Monopine Variance (File # 09-4) as presented, or as modified by the City Council, which includes the following actions:
1. Adoption of a Negative Declaration, prepared for the Height Variance (VA 09-4) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Height Variance as presented in the Council Report; and,
 3. Approval of the Height Variance in accordance with the Conditions of Approval, as amended by the Planning Commission, and presented in the Council Report.

This motion may also be adjusted if the Council wishes to grant the appeal in part and order changes to the project, such as alteration of the conditions of approval.

Alternative Motion (Denial)

- B. By Resolution uphold the appeal, based upon substantial evidence in the public record, thereby denying the Borland Avenue Monopine Variance and direct staff to prepare

appropriate findings and resolutions for City Council consideration at the next available City Council meeting. Denial requires a Council conclusion that findings for denial can be made and supported by substantial evidence in the record.

Project Description

The project consists of a Height Variance for a proposed 78 foot monopine cellular tower with twelve – ± 8 foot panel antennae at an approximate 70 foot centerline and two – ± 2 foot microwave antennae at an approximate 60 foot centerline. A Height Variance is required since the maximum height of structures permitted in the Industrial (M-2) Zone is forty (40) feet. AT&T is also proposing to locate nine (9) Base Transceiver Station (BTS) cabinets and associated utilities within a 30 by 40 (1,200 sq. ft.) foot leased area. The leased area will be secured by a six (6) foot chain linked fence. The six (6) foot chain link fence includes brown vinyl slates for screening. The antennae and mounts will be painted to match the color of the proposed monopine. The proposed monopine pole and antennae will be painted brown while the branches will be green in color (**Attachment 6 – Project Plans**). A materials sample board will be presented at the City Council public hearing.

Access to the proposed cellular tower will be from the existing driveway on Borland Avenue. An approximate eighteen foot access and utility easement connecting to Borland Avenue is being reserved on the south end of the property to the rear of the lease area.

Photo simulations have been prepared for the proposed monopine cellular tower. The photo simulations are attached as **Attachment 7**.

A Search Ring was prepared for the site which is attached as **Attachment 8**. The results of the search ring indicate that the site will provide better coverage around the State Hwy 49 area from Oakwood Drive to Canyon Drive. Coverage will also be improved on Borland Avenue running north-south between Electric Street and Virginia Street. Improved coverage on High Street and Lincoln Way to the south and small business on surrounding streets is also anticipated.

A Radio Frequency (RF) Analysis was also prepared by Evan Wappel dated September 29, 2009 for the project site. The analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the antennae, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) standards (**Attachment 9**).

Background & Analysis

The Planning Commission unanimously approved the original Height Variance on February 2, 2010 for a six month period (Moved: Snyder; Seconded: Vitas; Ayes: Snyder, Worthington, Vitas; Young & Spokely Noes: None)(**Attachment 10**).

According to the applicant, a building permit would have been obtained within the 6 month timeframe; however, upon further due diligence on the subject site, it had come to the attention of the Public Works Department that a 15 inch sewer line is closer in proximity than originally anticipated to the proposed monopine foundation.

As a result, further investigation and resolution of this sewer line issue has delayed the applicant from obtaining a building permit prior to expiration of the 6 month Variance approved on February 2, 2010 through August 2, 2010. Prior to the permit expiration, the applicant provided an extension request on August 2, 2010.

Currently, the applicant has received the first round of plan check comments from the City and is revising the plans accordingly. Once the foundation/sewer line issue is resolved and staff verifies the plans address the Conditions of Approval, as amended by the Planning Commission, a building permit can be issued.

On September 7, 2010 the Planning Commission considered an extension of the Variance approval. After receiving public testimony regarding: Re-location; Foundation Design; Notification Requirements, Aesthetics, Radio Frequency (RF) Impacts, Co-locations; and E 911 Requirements, the Planning Commission approved the Borland Avenue Monopine Variance Extension (Moved: Snyder; Seconded: Young; Ayes: Snyder, Young, and Spokely; Absent: Worthington & Vitas)(Attachment 11).

On September 16, 2010 an appeal was filed by Mr. O.C. Taylor with the City Clerk's Office (Attachment 1).

A brief analysis of the project and Planning Commission public hearing discussion regarding: Re-location; Foundation Design; Notification Requirements, Aesthetics; Radio Frequency (RF) Impacts; Co-locations; and, E 911 Requirements follows (Also refer to the September 7, 2010 and February 2, 2010 Planning Commission Staff Reports with Attachments & Exhibits):

Re-location

Correspondence received and statements made at the public hearing by the appellant, Mr. O.C Taylor, have indicated that he is not in favor of the present location of the tower because of the close proximity to his house. Mr. Taylor has concerns that the monopine tower may fall on his home and with the tower's potential Radio Frequency (RF) impacts (See discussion below regarding Foundation Design and Radio Frequency (RF) Impacts). Mr. Taylor further added that, although he does not want the tower on his property, a better solution would be to have the monopine antenna re-located to the front of his property along Borland Avenue or elsewhere (Attachment 12)

The Planning Commission discussed briefly what it would take to move the tower to Mr. Taylor's property and whether or not that should be considered.

Mr. Reeves, the applicant working on behalf of AT&T, noted that the re-location would not meet the siting objectives of AT&T, which is to serve eastern Auburn and the canyon. Mr. Reeves also noted that AT&T had looked at several sites in the area and noted that this site was the best site for their coverage objective.

The re-location would also require a new application to be submitted to the Community Development Department for processing. According to Jacob Reeves, the re-location would cost about \$60,000 in entitlement documents for a new application and would take several months to process.

Foundation Design

Comments were presented at the Planning Commission noting that the entirety of the eastern portion of the site contains un-compacted fill; not adequate to support the proposed monopine. As a result, concerns were expressed that the tower may collapse onto adjoining properties.

Comments were presented by staff at the Planning Commission public hearing noting that a geo-technical report is required and the foundation is required to be designed by a structural engineer, based upon the geo-technical engineer's recommendations. Accordingly, the foundation will be designed, taking into account the soil composition and stability.

The Planning Commission noted that considering the foundation design requirements in California, coupled with the cost estimates of \$250 to \$300 thousand dollars for construction of the monopine, it was the opinion of the Planning Commission that a qualified structural engineer would have little difficulty designing a foundation for this project.

Notification Requirements

Comments were presented at the Planning Commission that the project would have the potential to impact more residents than received notice. The Planning Commission concurred and noted that greater public input on projects would be beneficial. However, the Planning Commission also noted that several public hearing notices were published in the paper and that the City's noticing requirements were followed. It was also noted that the City's 500 foot public noticing requirements exceeded the State's 300 foot public noticing requirements.

Aesthetics

The project site is located in an Industrial (M-2) area that has been developed with Industrial Uses. The proposed cellular monopine tower exceeds the height of buildings in the Borland Avenue area. The proposed cellular monopine is also located in proximity to an area of the City that has been identified as an important scenic corridor known as the American River Canyon/Highway 49 area. (Note that the project is located outside of the City's Scenic Corridor Area) The project would alter the view from the City-designated scenic corridor of the Auburn River Canyon/State Highway 49 area by placing a cellular tower on a property that is visible from both Borland Avenue and the American River Canyon/State Highway 49 areas, thus requiring additional design considerations and/or measures to assure that potential aesthetic impacts are minimized to an acceptable level.

When assessing visual impacts to an area, it is difficult to quantitatively or qualitatively gauge the level of an aesthetic impact resulting from a project. Generally, a project would have a substantial adverse effect on a scenic vista where it obstructs views from a designated scenic highway or arterial roadway, or through removal of natural features or addition of man-made features or structures which degrades the visual intactness and unity of the scenic vista.

In an effort to reduce potential aesthetic impacts to the American River Canyon/Highway 49 area, the proposed cellular antenna has been sited behind an existing $\pm 6,000$ square foot warehouse thereby reducing certain visual impacts from Borland Avenue. The warehouse

building is approximately 20 feet in height. The existing warehouse building conceals the proposed $\pm 1,200$ lease area containing the requisite utilities to support the proposed monopine. Additionally, the cellular tower has been designed to look like a pine tree in an effort to blend into the natural environment of the American River Canyon/Highway 49 area. As the project plans describe/depict, the proposed monopine appears to replicate existing trees in the project vicinity. The base of the monopine will have a textured bark appearance with brown branches and antennae. The needles will be green in color.

To assess the visual impacts of the proposed monopine, the applicant has provided photo simulations of the proposed monopine cellular tower. The photo simulations are viewed from Borland Avenue looking southeast; Borland Avenue looking east and from State Highway 49 looking west. As the photographs illustrate, the views fronting the property on Borland Avenue are the most visually impacted. Views from American River Canyon/State Highway 49 area show that the proposed cellular tower is taller than the surrounding trees; however, considering the winding roadways along State Highway 49, the views of the cellular monopine will be for a limited duration for passing motorists (**Attachment 7**).

Note that Condition of Approval No. 2 requires that the project plans, as shown in **Attachment 6**, be modified to be consistent with the photo simulations, which illustrate a dense canopy and natural pine tree taper from bottom to top. Specifically, the plans shall be revised so that the branches have variation in length and shall have a minimum of 2:1 width ratio from the bottom of the monopine to the top of the monopine (i.e. if the length of the branches at the top is 7 feet than the bottom of the branches shall be a minimum of 14 feet)(**Attachment 1 of Exhibit A**).

Radio Frequency (RF) Impacts

Based upon information provided by AT&T Mobility, 12 AT&T Mobility panel antennae will be mounted on a new monopine. The antennas will be mounted approximately 68 feet (to the bottom of antennae) above ground level. The antennae will be oriented such that the main lobes are oriented toward the horizon. Normal public access to the front of the antennae is not expected due to the mounting location and method utilized. Occupational access to the front of the antennae is not normally expected.

According to the design engineer, the ground level effect of the AT&T Mobility emissions was calculated using a maximum downtilt of 2° and a maximum Effective Radiated Power (ERP) of 3,686 watts. Results were calculated for a height of 6 feet above ground level. Using these factors, the maximum calculated AT&T Mobility fields at ground level are 0.05% of the existing standard for general population uncontrolled exposure.

According to the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the proposed AT&T Mobility site, to be located at 169 Borland Avenue, will comply with the FCC's current prevailing standard for limiting human exposure to RF energy (**Attachment 9 – Radio Frequency Analysis**)

The RF Engineer has recommended two Conditions of Approval for the project which have been imposed. Condition of Approval No. 4 requires the applicant to comply with the following, to the satisfaction of the Community Development Director:

1. For personnel who work within 11 feet of the face of the antennae, a training program in exposure to RF fields shall be completed. Maintenance of personnel should be instructed to contact the appropriate carrier prior to working in front of an antennae;
2. A standard blue AT&T mobility "RF Notice" sign shall be posted at the base of the tower.

Co-Locations

Co-locations were discussed briefly at the Planning Commission noting that the number of cellular facilities needed and/or proposed in the canyon may be reduced because of the co-location requirements imposed on the Borland Avenue monopine. The Planning Commission adopted Condition of Approval No. 5 for the project which requires that the applicant allow future Co-Locations as follows:

The applicant shall cooperate with the City to facilitate shared use of the tower and/or site and shall not unreasonably refuse to share the tower and the site with other antenna owners or operators. In particular, the applicant's refusal to all co-locations on the tower and/or site for a fair market rent of an antenna or antennae shall be deemed a violation of this condition, unless the applicant can demonstrate by evidence satisfactory to the City that the antenna or antennae to be co-located would interfere with the operation of the applicant's antenna or antennae or exceed the capacity of the structure or the site. Future co-location lessees shall comply with the screening and other conditions of approval contained herein.

Wireless E 911 Services

Comments were presented by the Planning Commission noting that limited cellular service is available in the canyon and that greater cellular coverage is needed, particularly with respect to emergency service response. A brief discussion of E 911 requirements was discussed by the Planning Commission. A brief overview of E 911 requirements follows (*Source: FCC Consumer & Governmental Affairs Bureau Fact Sheet*):

Background – The number of 911 calls placed by people using wireless phones has radically increased. Public safety personnel estimate that about 50 percent of the millions of 911 calls they receive daily are placed from wireless phones, and that percentage is growing.

For many Americans, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone. Other wireless 911 calls come from "Good Samaritans" reporting traffic accidents, crimes or other emergencies. Prompt delivery of these and other wireless 911 calls to public safety organizations benefits the public by promoting safety of life and property.

Unique Challenges Posed by Wireless Phones – While wireless phones can be an important public safety tool, they also create unique challenges for public safety and emergency response personnel and for wireless service providers. Because wireless phones are mobile, they are not associated with one fixed location or address. A caller using a wireless phone could be calling from anywhere. While the location of the cell site closest to the caller may provide a very general indication of the caller's location, that information is not usually specific enough for rescue personnel to deliver assistance to the caller quickly.

FCC's Wireless 911 Rules – As part of its efforts to improve public safety, the Federal Communications Commission (FCC) has adopted rules aimed at improving the reliability of wireless 911 services and the accuracy of the location information transmitted with a wireless 911 call. Such improvements enable emergency response personnel to provide assistance to 911 callers much more quickly.

The FCC's wireless 911 rules apply to all wireless licensees, broadband Personal Communications Service (PCS) licensees, and certain Specialized Mobile Radio (SMR) licenses. Here are some specific requirements:

Basic 911 rules require wireless service providers to:

- Transmit all 911 calls to a Public Safety Answering Point (PSAP), regardless of whether the caller subscribes to the provider's service or not.

Phase I Enhanced 911 (E 911) rules require wireless service providers to:

- Within six minutes of a valid request by a PSAP, provide the PSAP with the telephone number of the originator of the wireless 911 call and the location of the cell site or base station transmitting the call.

Phase II E 911 rules require wireless service providers to:

- Within six minutes of a valid request by a PSAP, provide the PSAP, precise location information; specifically, the latitude and longitude of the caller. This information must be accurate to within 50 to 300 meters depending on the type of technology used.
- By September 11, 2012, provide even more precise location information, specifically, information accurate to the closest PSAP. The FCC established a five year phase-in period for this requirement to allow wireless service providers more time to develop this capability. Wireless service providers must report to the FCC annually on their progress in supplying this more accurate location information for PSAPs with Phase II E 911 capability.

Compliance – Wireless service providers may comply with certain FCC E 911 rules by ensuring that 95 percent of their customers' handsets are E 911 capable (also referred to as location capable). The FCC's rules permit providers to choose how they will meet this requirement. Some providers may provide incentives to encourage customers without location-capable phones to obtain new, location capable phones. For example, they may offer location capable handsets at a discount. Some providers may choose to prevent reactivation of older handsets that don't have E 911 capability, or may adopt various other measures.

If a provider declines to reactivate a handset that is not location-capable, the FCC requires the provider to still deliver a 911 call from that handset to the appropriate PSAP.

Environmental Determination

An Environmental Checklist and Initial Study were prepared to examine potential areas for impact resulting from this project. The Auburn Community Development Department has reviewed this project for compliance with the California Environmental Quality Act (CEQA) and prepared a Negative Declaration. Public notice of "Intent to Adopt a Negative Declaration" and Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law. The Negative Declaration was distributed to Responsible and Trustee Agencies for a 20 day public review period commencing on January 8, 2010 (**Attachment 13**)

Alternatives Available to Council; Implication of Alternatives

Upon receiving public testimony, the City Council may choose the following alternatives:

- A. Deny the appeal and adopt the attached resolution approving the project; or,
- B. Direct staff to prepare findings and a resolution by which the Council may approve the appeal, thereby overturning the Planning Commission's decision to approve the monopine Height Variance proposal, and continue the item to a later meeting at which those findings and that resolution may be considered.

Fiscal Impacts

Fiscal impacts related to the appeal may stem from further challenge from the appellant and/or other individuals. However, the applicant shall defend, indemnify and hold harmless the City, from and against any claim resulting from the project.

The appellant has paid the \$100.00 fee for processing of the appeal request.

Additional Information

Please see the following Exhibits for more details:

ATTACHMENTS

- Attachment 1** – Appeal Filed by O.C. Taylor dated September 16, 2010 with Press Release submitted November 2, 2010
- Attachment 2** – Vicinity Map
- Attachment 3** – Aerial Photograph
- Attachment 4** – Zoning Map
- Attachment 5** – Site Photographs
- Attachment 6** – Project Plans
- Attachment 7** – Photo-simulations
- Attachment 8** – Search Ring
- Attachment 9** – Radio Frequency Analysis Prepared by Evan Wappel dated September 29, 2009
- Attachment 10** – Adopted Planning Commission Minutes dated February 2, 2010
- Attachment 11** – Draft Planning Commission Minutes dated September 7, 2010

Attachment 12 – Correspondence Submitted by O.C. Taylor dated September 2, 2010

Attachment 13 – Initial Study/Negative Declaration dated January 8, 2010 with Attachments and Exhibits

EXHIBITS

Exhibit A – City Council Resolution No. 10-___ which includes Findings of Fact and Conditions of Approval

**EXHIBITS ON FILE WITH THE CITY CLERK & PROVIDED
TO CITY COUNCIL PREVIOUSLY UNDER SEPARATE COVER**

Exhibit B – September 7, 2010 Planning Commission Staff Report with Attachments and Exhibits

Exhibit C – February 2, 2010 Planning Commission Staff Report with Attachments and Exhibits



ATTACHMENTS

ATTACHMENT 1

CITY OF AUBURN PLANNING COMMISSION APPEAL

The Auburn Municipal Code, Section 159.424, provides that any person not satisfied with an action of the Auburn Planning Commission may appeal said action to the City Council. Such appeal shall be made by filing a written application with the City Clerk's Office within ten (10) calendar days after the decision of the Planning Commission. Said written application shall specify the particular action or decision, or portion thereof, which is being appealed, and shall describe the reasons for the appeal, and should include suggested remedies. The City Council shall act on appeal applications within sixty (60) days after such an appeal has been filed with the City Clerk's Office. Return completed application, along with fee of \$100.00 to:

City Clerk's Office
1225 Lincoln Way, Room 8
Auburn, CA 95603
(530) 823-4211, ext. 112

APPEAL APPLICATION

I, O. C. TAYLOR

(Printed Name of Appellant)

I hereby appeal the below noted action (s) of the Auburn Planning Commission:

Date of Planning Commission Action: SEPT. 7, 2010

Project Name/Application No.(s): VARIANCE EXTENSION - 169 BORLAND
Avenue (AT&T Monopine Cellular Tower)
(Use Permit, Subdivision map, etc.)

Project Location: 169 Borland Avenue

Assessor's Parcel Number: 003-150-008

Mailing Address: 173 Borland Avenue

Phone: 530-823-7734 Email Address: sundance1930@att.net

OC Taylor
Signature of Appellant

9-16-10
Date

*****Received*****

For city staff use only

SEP 16 2010

Date: 9/16/10 Receipt No. _____

Received by AMY M. LIND
DEPUTY CITY CLERK
CITY OF AUBURN Fee Paid: _____

by 123

Planning Commission Action/Condition:

commission voted 3-0 in favor for
AT&T antenna 40 ft from my house

Reason for Appeal:

I have lived on my property 40+
years. We (my late wife) endured many
unfair decisions the City of Aub. has
made regarding my property.

Enough has been done favoring the
Free man property

Suggested Remedy:

PRESS RELEASE

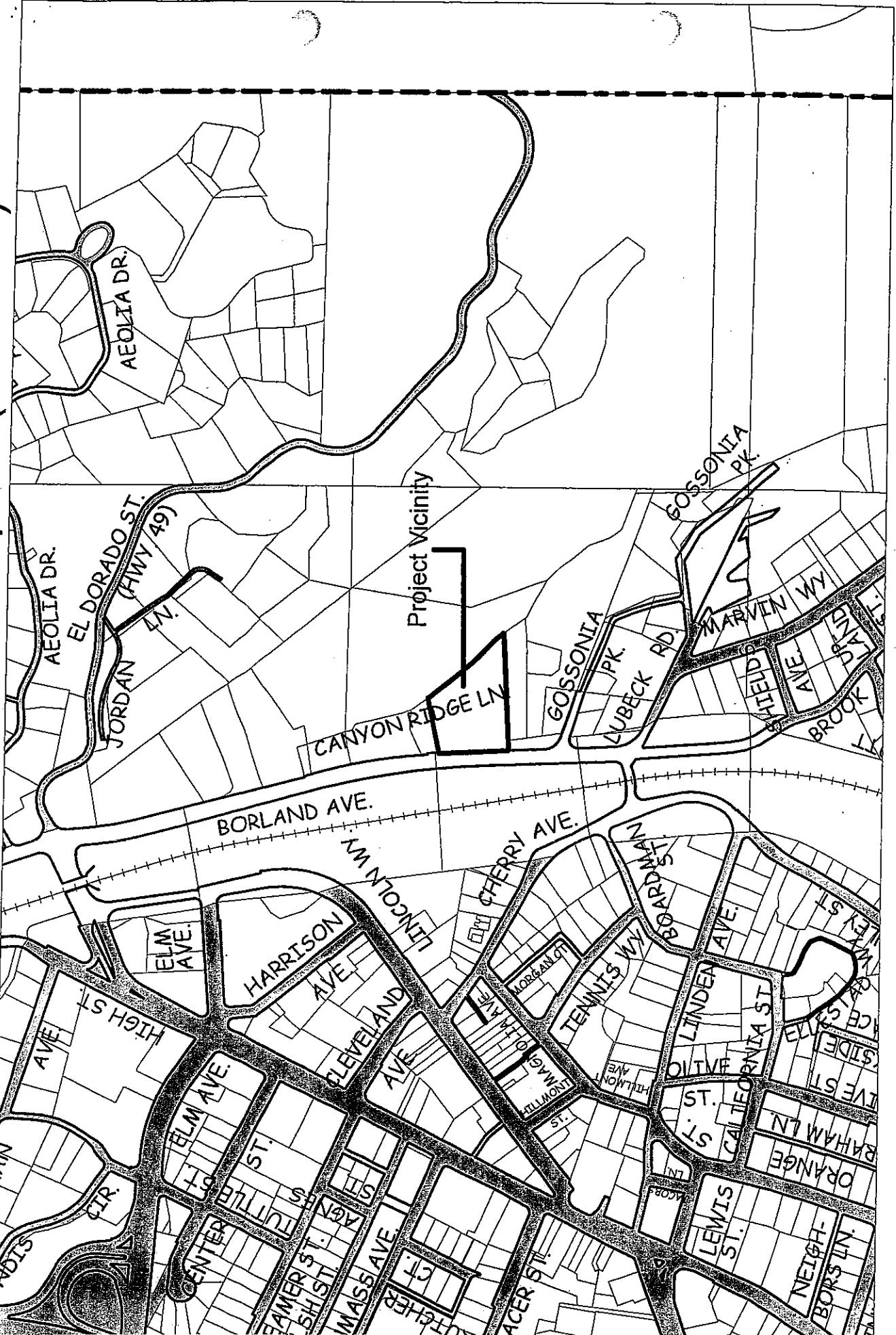
O.C. Taylor wanted to clarify the reporting in the journal article. Mr. Taylor's offer to relocate the tower to his property would move the tower further from his residence providing more peace of mind to him and would provide a more pleasing location for other local neighbors and business owners. He would also donate all financial proceeds the tower placement earns from AT&T to the local Auburn Boy's and Girl's club as a contribution from his late wife Edna Jane and himself. This solution to the issue provides a win/win for everyone in the vicinity of the tower and the Auburn youth community.

*O.C. Taylor
173 Borland ave.
Auburn, Ca 95603*

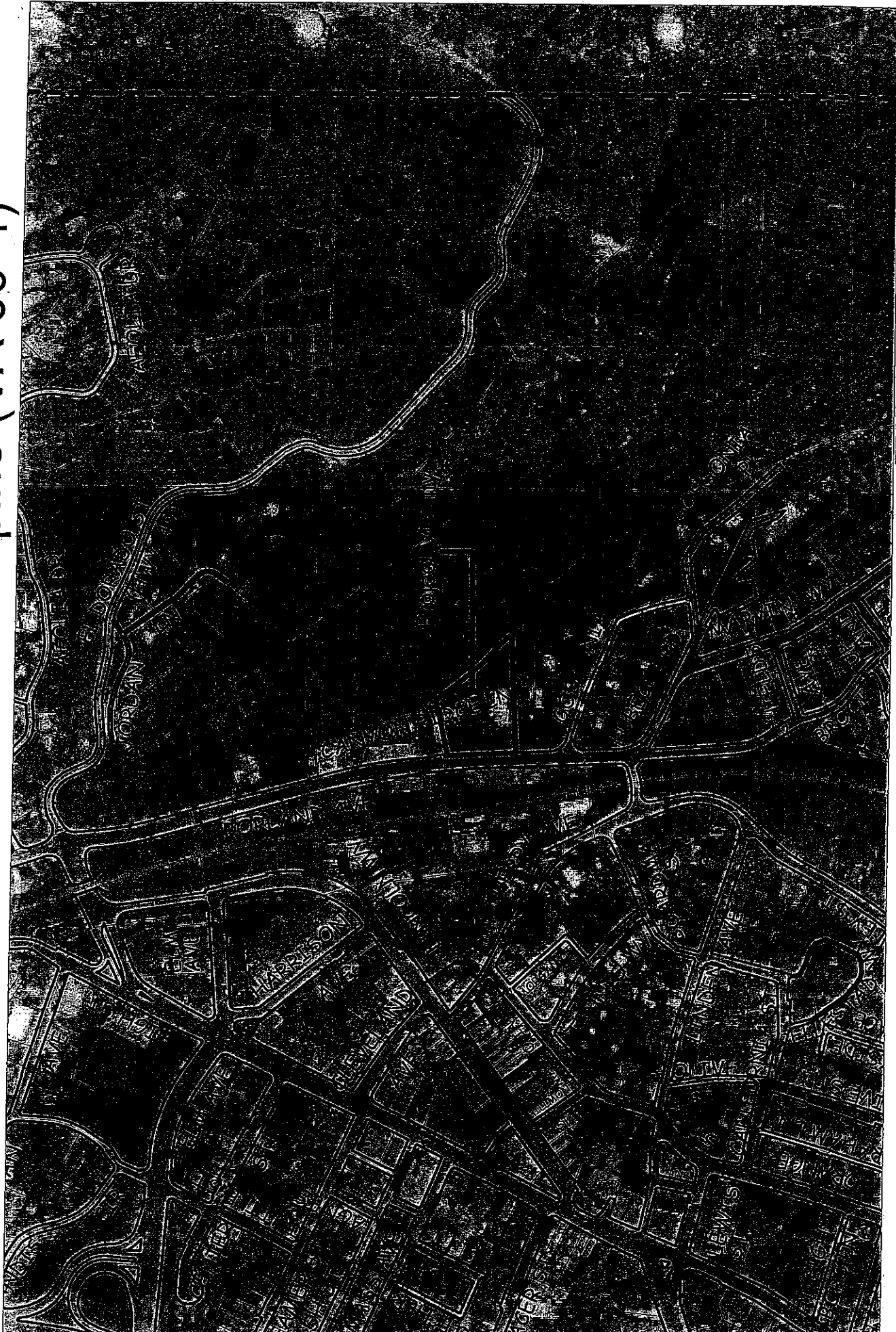


169 Borland Avenue Monopine (VA 09-4)

126

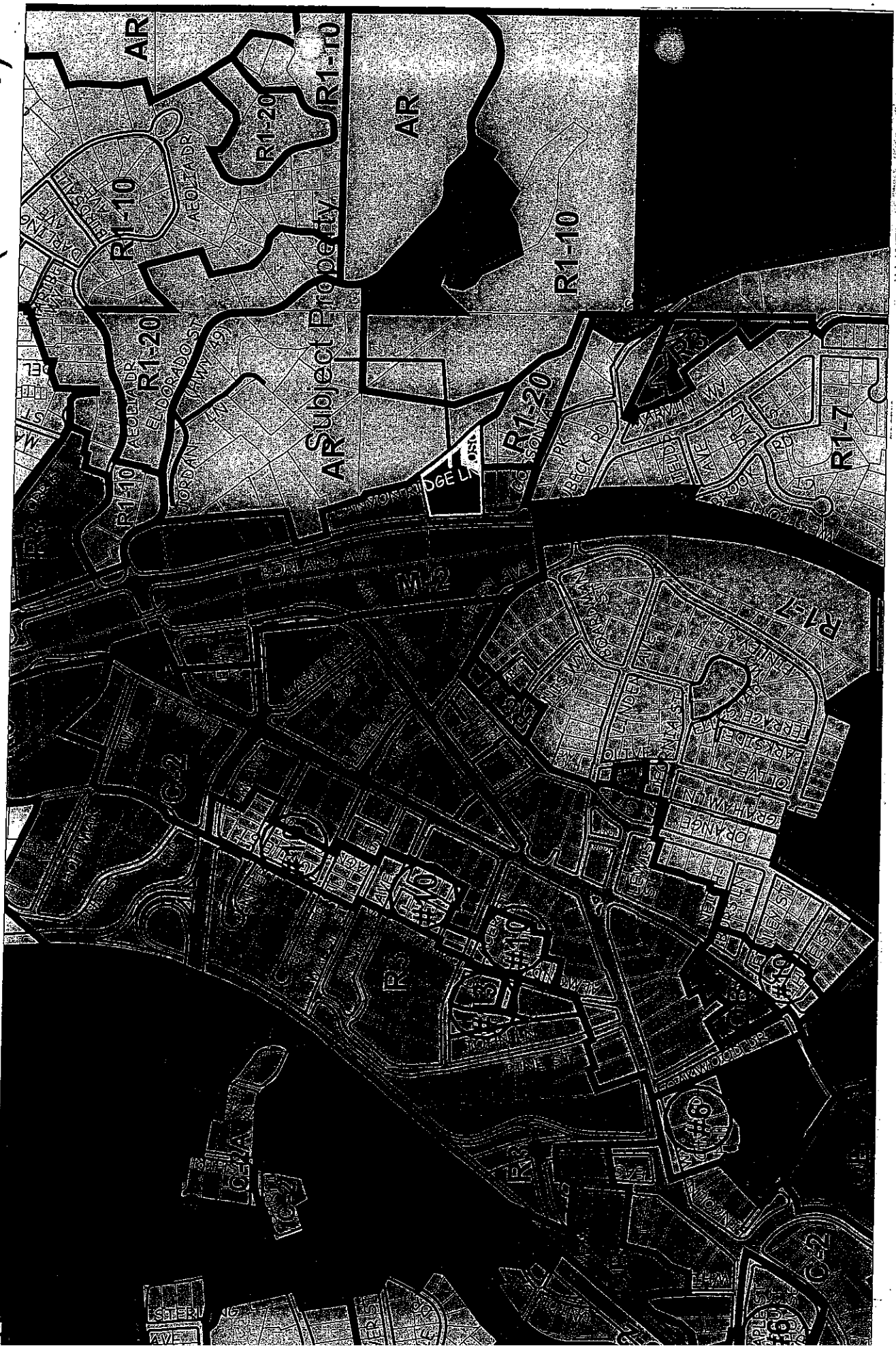


169 Borland Avenue Monopine (VA 09-4)



ATTACHMENT 3

169 Borland Avenue / Monopine Height Variance (VA 09-4)



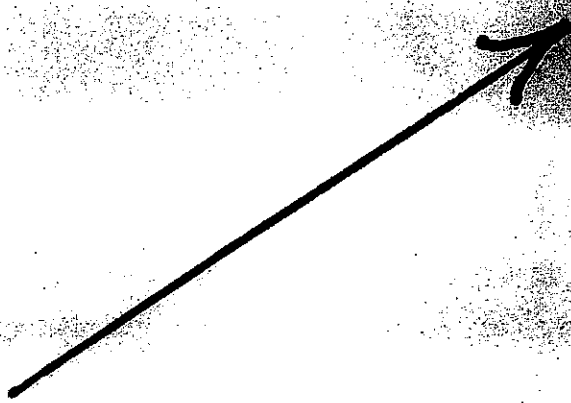
Proposed Location of Monopine

view from north end of property on Borland Avenue looking east

ATTACHMENT 5

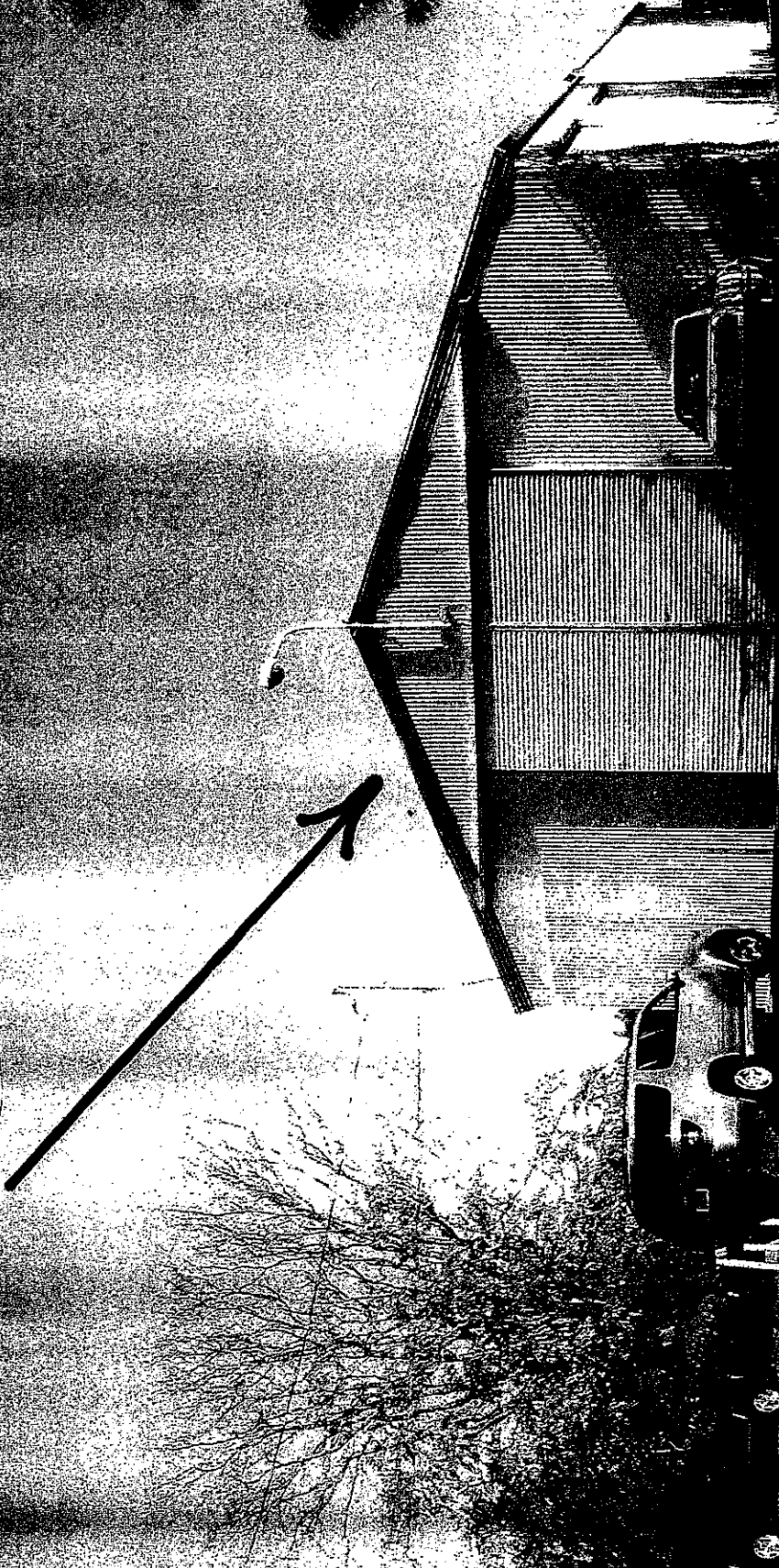
1 of 6

Proposed Location of Monopine



ew from center of property on Borland Avenue looking east

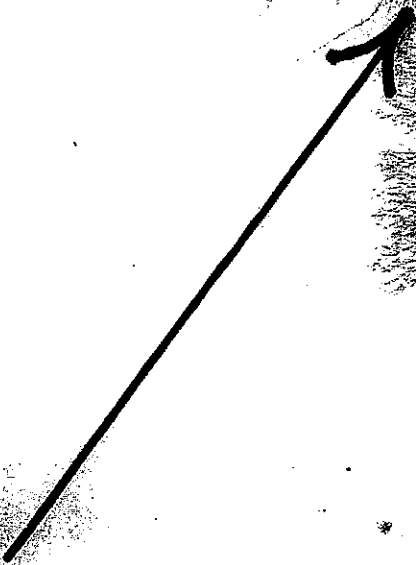
Proposed Location of Monopine



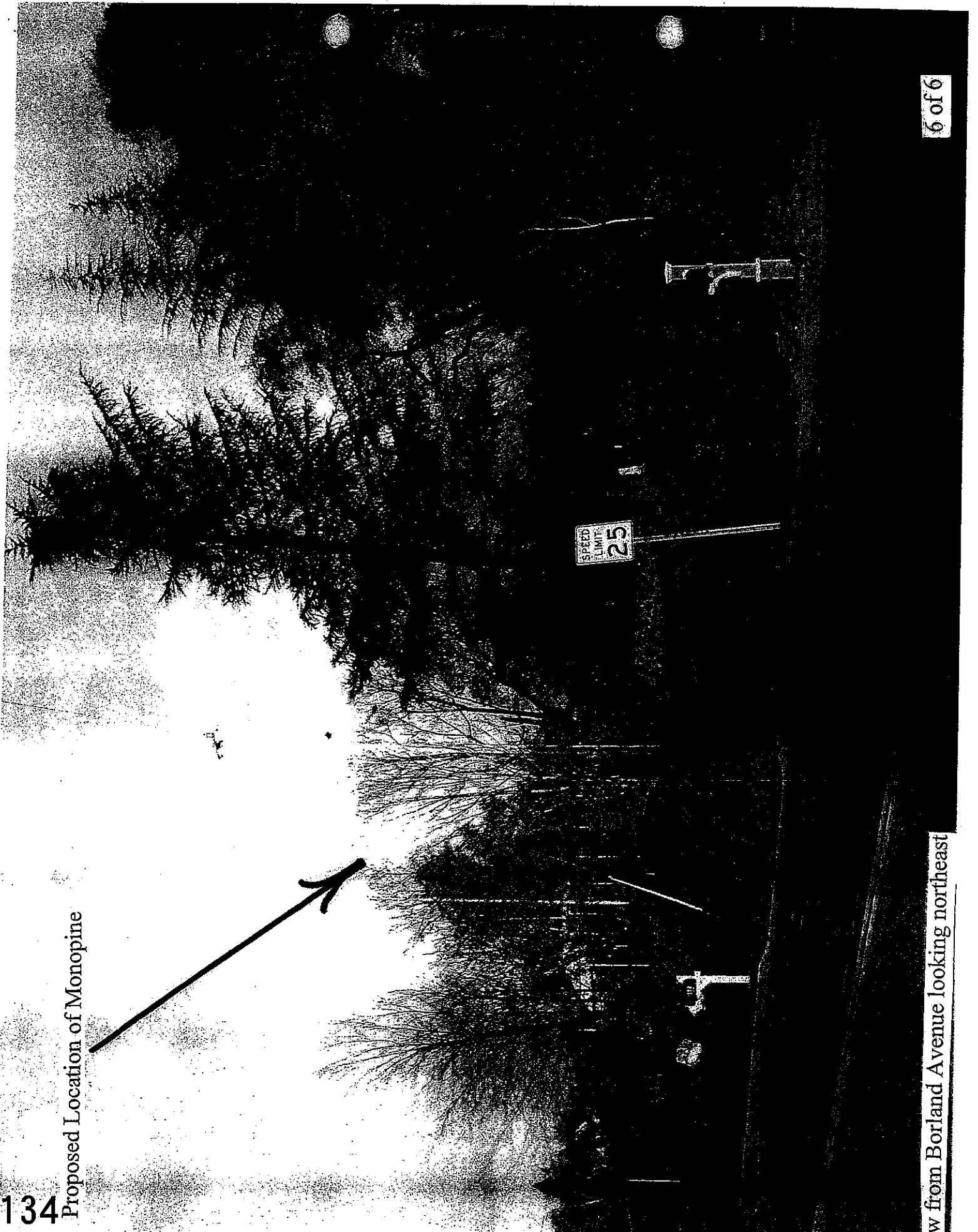


Proposed Location of Monopine

Proposed Location of Monopine



Proposed Location of Monopine



w from Borland Avenue looking northeast



PROJECT INFORMATION:
CN1898C
SR-49
169 BORLAND AVENUE
AUBURN, CA 95603

CURRENT ISSUE DATE:
07/12/10

ISSUED FOR:
100% CONSTRUCTION
DRAWING

REV. DATE: DESCRIPTION: BY:

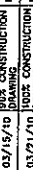
A 03/15/10 PRELIMINARY CONSTRUCTION RSD

0 03/21/10 100% CONSTRUCTION RSD

1 03/12/10 LITE COMMENTS RSD

2 07/12/10 PLAN CHECK COMMENTS RSD

PLANS PREPARED BY:



CONSULTANT:
L L L E
3110 GOLD CAMP DR., SUITE 30
MARCH CORDOVA, CA 95670

DRAWN BY: CHK. APP.

LICENSER: PP S&S

SHEET TITLE:
TITLE SHEET,
SITE INFORMATION
AND VICINITY MAP

SHEET NUMBER:
T-1



CN1898C

SR-49

169 BORLAND AVE.
AUBURN, CA 95603

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING.
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS OF SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP	0
T-2	GENERAL NOTES, LEGEND AND ABBREVIATIONS	0
T-3	WARNING SIGNS AND GENERAL NOTES	0
L-1	TOPOGRAPHIC SURVEY	0
A-1	SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN	0
A-4	ELEVATIONS	0
A-5	EQUIPMENT AND ANTENNA DETAILS	0
A-6	CONSTRUCTION DETAILS	0
A-7	ELECTRICAL GENERAL NOTES	0
E-1	ELECTRICAL SITE PLAN	0
E-2	EQUIPMENT AND ANTENNA GROUNDING PLANS	0
E-3	GROUNDING SCHEMATIC	0
E-4	SINGLE LINE DIAGRAM, NOTES AND LEGENDS	0
E-5	PANEL SCHEDULE AND DETAILS	0
E-6	ELECTRICAL AND GROUNDING DETAILS	0
E-7	MATERIAL SAFETY DATA SHEET AND BATTERY TABLE	0
E-8	TELECOM DESIGN	0

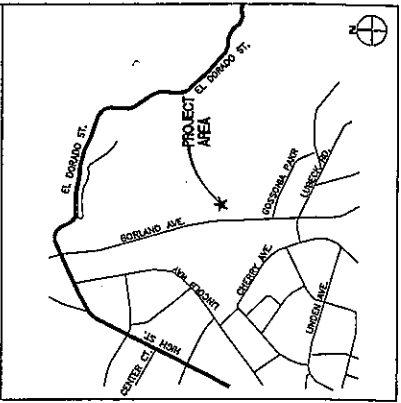
APPROVALS

LANDLORD: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
PROGRAM REGIONAL MANAGER: _____
NETWORK OPERATIONS MANAGER: _____

DRIVING DIRECTIONS

FROM AT&T OFFICE - PLEASANTON, CA
1. TURN RIGHT ON HIGHWAY 88 TOWARD OLD SANTA RITA RD.
2. TURN LEFT AT SANTA RITA RD. (PARTIAL TOLL ROAD)
3. MERGE ONTO I-580 W VIA THE RAMP TO OAKLAND
4. TAKE THE EXIT ON I-580 TOWARD OAKLAND
5. TAKE THE EXIT ON I-580 TOWARD OAKLAND
6. TAKE THE EXIT ON I-580 TOWARD OAKLAND
7. TURN LEFT AT EL DORADO ST. CONTINUE TO FOLLOW CA-153/CA-49
8. TURN RIGHT AT BORLAND AVE. AUBURN, CA 95603
9. TURN LEFT AT BORLAND AVE. AUBURN, CA 95603
10. TURN RIGHT AT BORLAND AVE. AUBURN, CA 95603
11. TURN LEFT AT BORLAND AVE. AUBURN, CA 95603
12. ARRIVE AT 169 BORLAND AVE. AUBURN, CA 95603

VICINITY MAP



PROJECT DESCRIPTION

THIS IS AN UNBUILT TELECOMMUNICATIONS FACILITY FOR AT&T WIRELESS. THE FACILITY WILL BE USED FOR THE OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT.
1. NEW FOUR (4) AND FUTURE FIVE (5) EQUIPMENT CABINETS AND ASSOCIATED EQUIPMENT ON CONCRETE PAD ENCLOSED BY A 4'-0" HIGH CHAINLINK FENCE WITH LIGHT BROWN VINYL SLATS WITH A 30' X 40' LEASE AREA.
2. NEW 78'-0" HIGH MAST WITH BROWN POLE SHAFT AND BRANCHES.
3. NEW TOWER (12) PAVILION ANTENNAS ON A NEW 78' HIGH MAST WITH EQUIPMENT LEASE AREA.
4. NEW ONE (1) OPS ANTENNA MOUNTED ON CABLE BRIDGE WITH EQUIPMENT LEASE AREA.
5. ALL NEW ANTENNAS TO HAVE SOCKS, ANTENNAS, MISCELLANEOUS, HOUSING SUPPORTS AND EXPOSED COAX CABLES TO BE PAINTED BROWN, SAME AS NEW ANTENNA BRANCHES.

PROJECT INFORMATION

SITE ADDRESS: 169 BORLAND AVE, AUBURN, CA 95603
APN: 083-150-008
PROPERTY OWNER: HUNT J. SWANSON
LAWYER: J. SWANSON
LANDLORD: HUNT J. SWANSON
LONGITUDE: -121.061833°
GROUND ELEVATION: 1397' ASL
HEIGHT OF STRUCTURE: 78' AGL
ZONING: INDUSTRIAL
JURISDICTION: CITY OF AUBURN
TELEPHONE: AT&T
POWER: PG&E

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITIES. NOTED IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
1. CALIFORNIA CODE OF REGULATIONS
2. 2007 CALIFORNIA PLUMBING CODE
3. 2007 CALIFORNIA MECHANICAL CODE
4. 2007 CALIFORNIA ELECTRICAL CODE
5. ANY LOCAL BALDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES
7. 2005 UIC SAFETY CODE NFPA-101
8. 2005 UIC SAFETY CODE NFPA-101
9. 2005 UIC SAFETY CODE NFPA-101
10. 2005 UIC SAFETY CODE NFPA-101
11. 2005 UIC SAFETY CODE NFPA-101
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98. 2005 UIC SAFETY CODE NFPA-101
99. 2005 UIC SAFETY CODE NFPA-101
100. 2005 UIC SAFETY CODE NFPA-101

PROJECT TEAM





ENGINEER: JIC CORPORATION
4130 ROSENCRONE DRIVE
PLEASANTON, CA 94668
CONTACT: PAUL F. FLEURY
PHONE: (925) 944-5868
FAX: (925) 944-5869
EMAIL: paul.f.fleury@jic.com

APPLICANT/LESSEE: AT&T
4130 ROSENCRONE DRIVE
PLEASANTON, CA 94668
CONTACT: JACOB REEDER
PHONE: (925) 212-1866
FAX: (925) 212-1867
EMAIL: jreeder@att.com

ZONING MANAGER: LYLE COMPANY
1410 GOLD CAMP DR., SUITE 30
MARCH CORDOVA, CA 95670
CONTACT: JACOB REEDER
PHONE: (925) 212-1866
FAX: (925) 212-1867
EMAIL: jreeder@att.com



CONSTRUCTION MANAGER: JAMES HUBBARD
6160 STINGRODE HALL DR.
PLEASANTON, CA 94668
CONTACT: JAMES HUBBARD
PHONE: (925) 212-1866
FAX: (925) 212-1867
EMAIL: james.hubbard@att.com

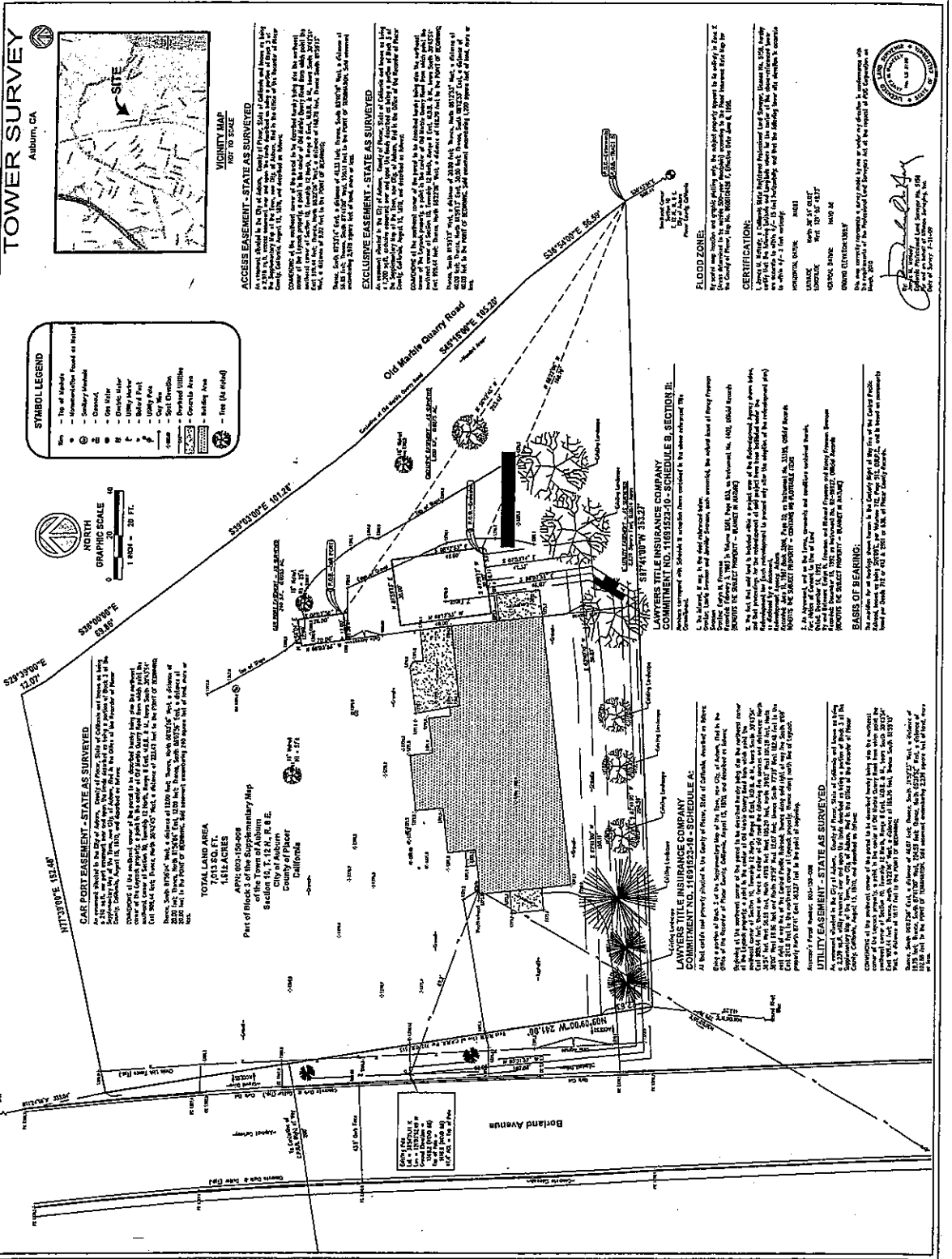
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 4130 ROSEWOOD DR. PLEASANTON, CA 94566	PROJECT INFORMATION:		CN1898C SR-49		169 BURLAND AVENUE AUBURN, CA 95603		
	CURRENT ISSUE DATE:		07/12/10		ISSUED FOR:		
100% CONSTRUCTION DRAWING		REV. DATE:		DESCRIPTION:			
A 03/19/10 BOX CONSTRUCTION		B 03/19/10 BOX CONSTRUCTION		C 03/19/10 BOX CONSTRUCTION			
D 03/21/10 BOX CONSTRUCTION		E 03/21/10 BOX CONSTRUCTION		F 03/21/10 BOX CONSTRUCTION			
PLANS PREPARED BY:		FOR CORPORATION		 1932 CROWNEWAY BLVD. SUITE 200 LOS ANGELES, CA 90048			
CONSULTANT:		 LYLE		3140 6540 CAMP DR., SUITE 30 RANCHO CORDOVA, CA 95670			
DRAWN BY:		CHK:		APP:		SAS	
JHM		PP		SAS		LICENSOR:	
				 REGISTERED PROFESSIONAL ENGINEER No. C00216 EXP. 06-30-12 CIVIL STATE OF CALIF.		SHEET TITLE:	
GENERAL NOTES:		GENERAL NOTES:					

		PROJECT INFORMATION: CN1898C SR-49 160 DRYLAND AVENUE AUBURN, CA 95601		CURRENT ISSUE DATE: 07/12/10		ISSUED FOR: 100% CONSTRUCTION DRAWING		REV. DATE: DESCRIPTION BY A 03/19/10 80% CONSTRUCTION ASD B 03/21/10 100% CONSTRUCTION ASD C 03/21/10 100% CONSTRUCTION ASD		PLANS PREPARED BY: 		CONSULTANT: 		DRAWN BY: JHM PP: SAS SAS:				WARNING SIGNS AND GENERAL NOTES		T-3	
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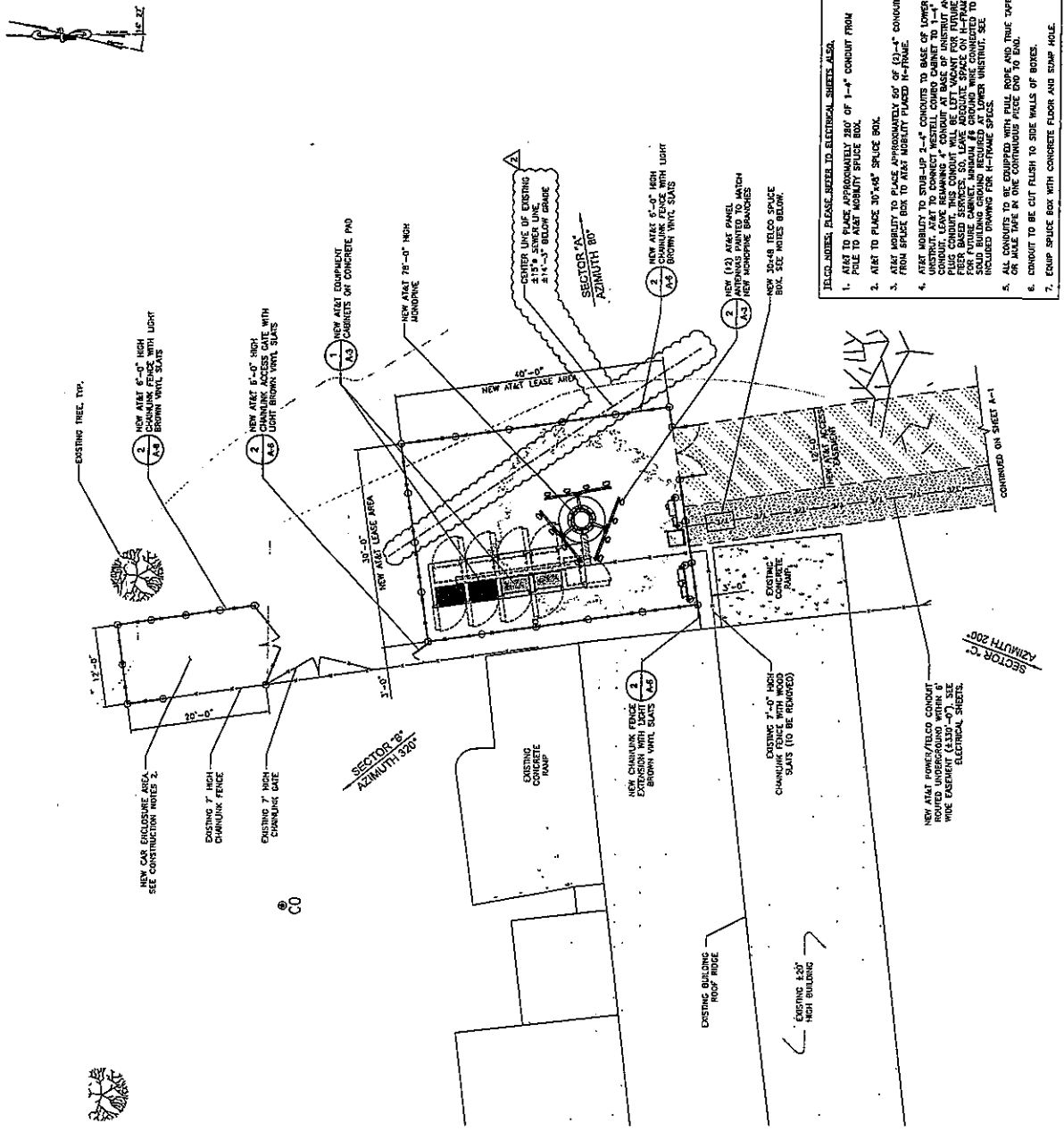
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: 2. CONTRACTOR SHALL CONTACT ATRPT #4925 FOR SAFETY COMPLIANCE PROGRAM, LATEST EDITION, LEVEL AND LOCATION OF SIGNAGE.				3. NOTICE SIGN SIGNAGE AND STOPPING INFORMATION THE FOLLOWING INFORMATION IS FOR THE CONTRACTOR'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SIGNAGE IS PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION.	
				2. CAUTION AND WARNING SIGN SIGNAGE AND STOPPING INFORMATION THE FOLLOWING INFORMATION IS FOR THE CONTRACTOR'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SIGNAGE IS PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION.	
				6. FCC ASR SIGN SIGNAGE AND STOPPING INFORMATION THE FOLLOWING INFORMATION IS FOR THE CONTRACTOR'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SIGNAGE IS PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION.	
				5. FENCED COMPOUND SIGN SIGNAGE AND STOPPING INFORMATION THE FOLLOWING INFORMATION IS FOR THE CONTRACTOR'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SIGNAGE IS PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION.	
				8. DOORS/EQUIPMENT SIGN SIGNAGE AND STOPPING INFORMATION THE FOLLOWING INFORMATION IS FOR THE CONTRACTOR'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SIGNAGE IS PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION. THE SIGNAGE SHALL BE PLACED IN THE CORRECT LOCATION AND IS MAINTAINED IN A LEGIBLE CONDITION.	
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		PROJECT INFORMATION: SITE No. CNI 898 Burland Avenue Auburn, Ca 95603 County of Placer		CURRENT ISSUE DATE: 03/17/10		ISSUED FOR: FINAL		REV. DATE DESCRIPTION 1 3/17/10 INCREMENT REVISIONS JED		PLANS PREPARED BY: 		DRAWN BY: JMK CHECKED BY: JMK DATE: 03/17/10		SHEET TITLE: TOPOGRAPHIC SURVEY		SHEET NUMBER: LS1	
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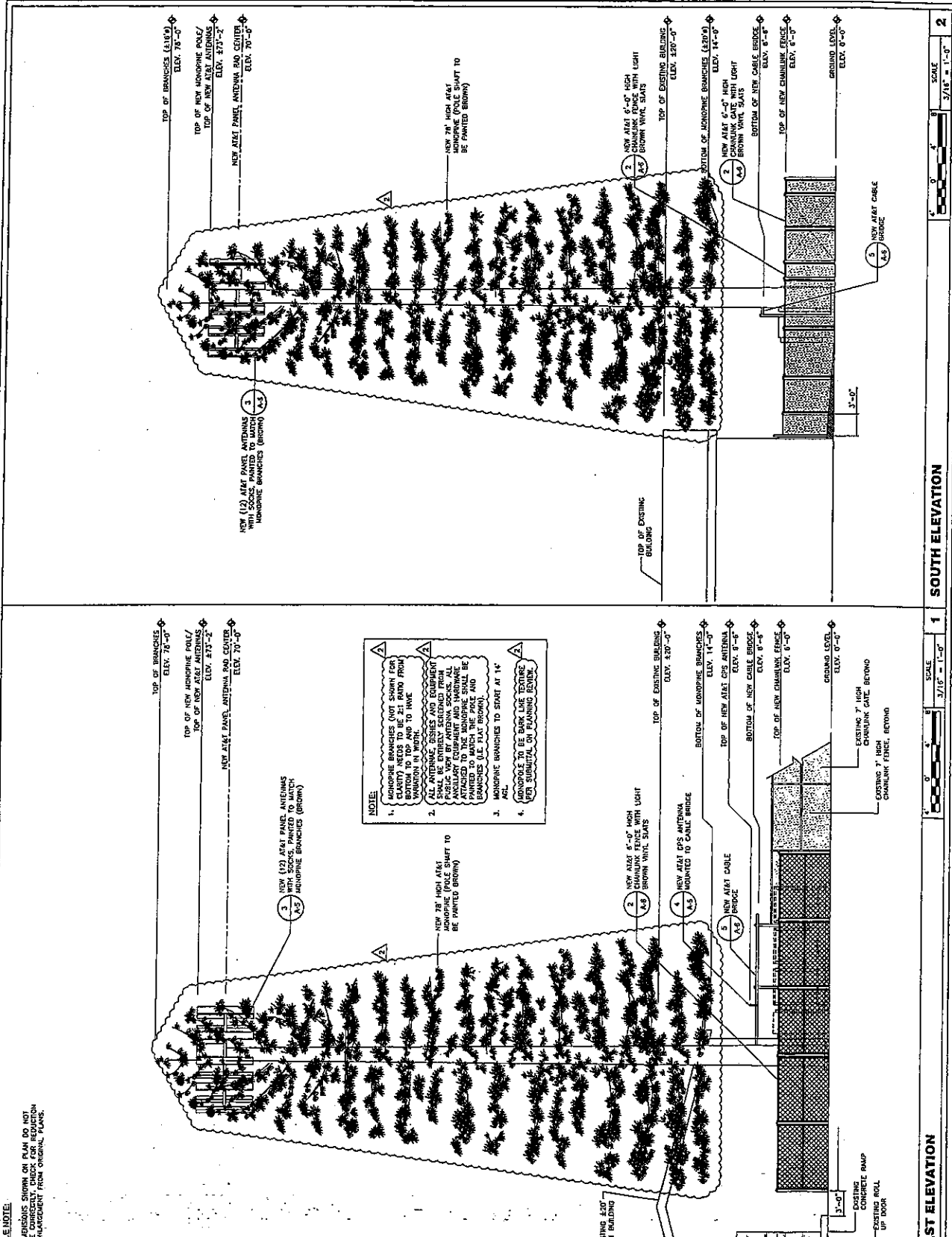
[illegible]

CONSTRUCTION NOTE:

[illegible][illegible]

LARGED SITE PLAN

6 of 21



N.E. NOTE:

IMPROVING SURF ON PLAN DO NOT
 SHOW EXISTING SURF. ALL
 ENLARGEMENT FROM ORIGINAL PLANS.

TOP OF MONOPINE BRANCHES
 ELEV. 78'-0"

TOP OF NEW MONOPINE POLE/
 TOP OF NEW AT&T ANTENNAS
 ELEV. 213'-2"

NEW AT&T PANEL ANTENNA RAD CENTER
 ELEV. 70'-0"

NEW (12) AT&T PANEL ANTENNAS
 WITH SOO'S, PAINTED TO MATCH
 MONOPINE BRANCHES (BROWN)

- NOTE:**
- MONOPINE BRANCHES (NOT SHOWN FOR
 CLARITY) NEEDS TO BE 2:1 RATIO FROM
 MONOPINE TRUNK TO HAVE
 VARIATION IN WIDTH.
 - ALL MONOPINE BRANCHES AND TRUNK
 SHALL BE ENTIRELY SHADED FROM
 PUBLIC VIEW BY ANTENNA SOO'S. ALL
 MONOPINE BRANCHES AND TRUNK
 ATTACHED TO THE MONOPINE SHALL BE
 PAINTED TO MATCH THE POLE AND
 BRANCHES (I.E. FLAT BROWN).
 - MONOPINE BRANCHES TO START AT 14'
 ALL.
 - MONOPOLE TO BE DARK LIME GREEN
 PER SUBMITTAL ON PLANNING BOARD.

NEW 78' HIGH AT&T
 MONOPINE POLE SHALL TO
 BE PAINTED BROWN, BROWN

EXISTING 120' HIGH
 BUILDING (FOOTGROUND)

NEW AT&T OPS ANTENNA
 MOUNTED TO CABLE BEYOND

BOTTOM OF MONOPINE BRANCHES
 ELEV. 21'-0"

TOP OF EXISTING BUILDING
 ELEV. 120'-0"

BOTTOM OF MONOPINE BRANCHES
 ELEV. 14'-0"

TOP OF NEW AT&T OPS ANTENNA
 ELEV. 9'-8"

BOTTOM OF NEW CABLE BRIDGE
 ELEV. 9'-8"

TOP OF EXISTING CHAMUNK FENCE
 ELEV. 7'-0"

GROUND LEVEL
 ELEV. 0'-0"

EXISTING 7' HIGH
 CHAMUNK FENCE, BEYOND

EXISTING 7' HIGH
 CHAMUNK FENCE, BEYOND

EST ELEVATION

SCALE
 3/16" = 1'-0"

NORTH ELEVATION

SCALE
 3/16" = 1'-0"

2



4420 ROSENWOOD DR.
 PLEASANTON, CA 94588

CN1898C

SR-49

189 BURLAND AVENUE
 AUBURN, CA 95603

PROJECT INFORMATION

CURRENT ISSUE DATE: 07/12/10

ISSUED FOR:

100% CONSTRUCTION

DRAWING

REV. DATE DESCRIPTION BY

A 03/19/10 100% CONSTRUCTION RSD

B 03/21/10 100% CONSTRUCTION RSD

C 05/12/10 100% CONSTRUCTION RSD

D 07/12/10 100% CONSTRUCTION RSD

E 07/12/10 100% CONSTRUCTION RSD

PLANS PREPARED BY:

100% CONSTRUCTION

cd

189 BURLAND AVENUE
 AUBURN, CA 95603
 TEL: (916) 884-1884

CONSULTANT:

L Y L E

3100 WILD CAMP DR. SUITE 20
 RANCHO CORDOVA, CA 95717

DESIGNED BY:

JHM PP SAS

CHECKED BY:

JHM PP SAS

APPROVED BY:

JHM PP SAS

REGISTERED PROFESSIONAL ENGINEER

SCHMITT STANT

No. C60216

EXP. 06-30-12

STATE OF CALIFORNIA

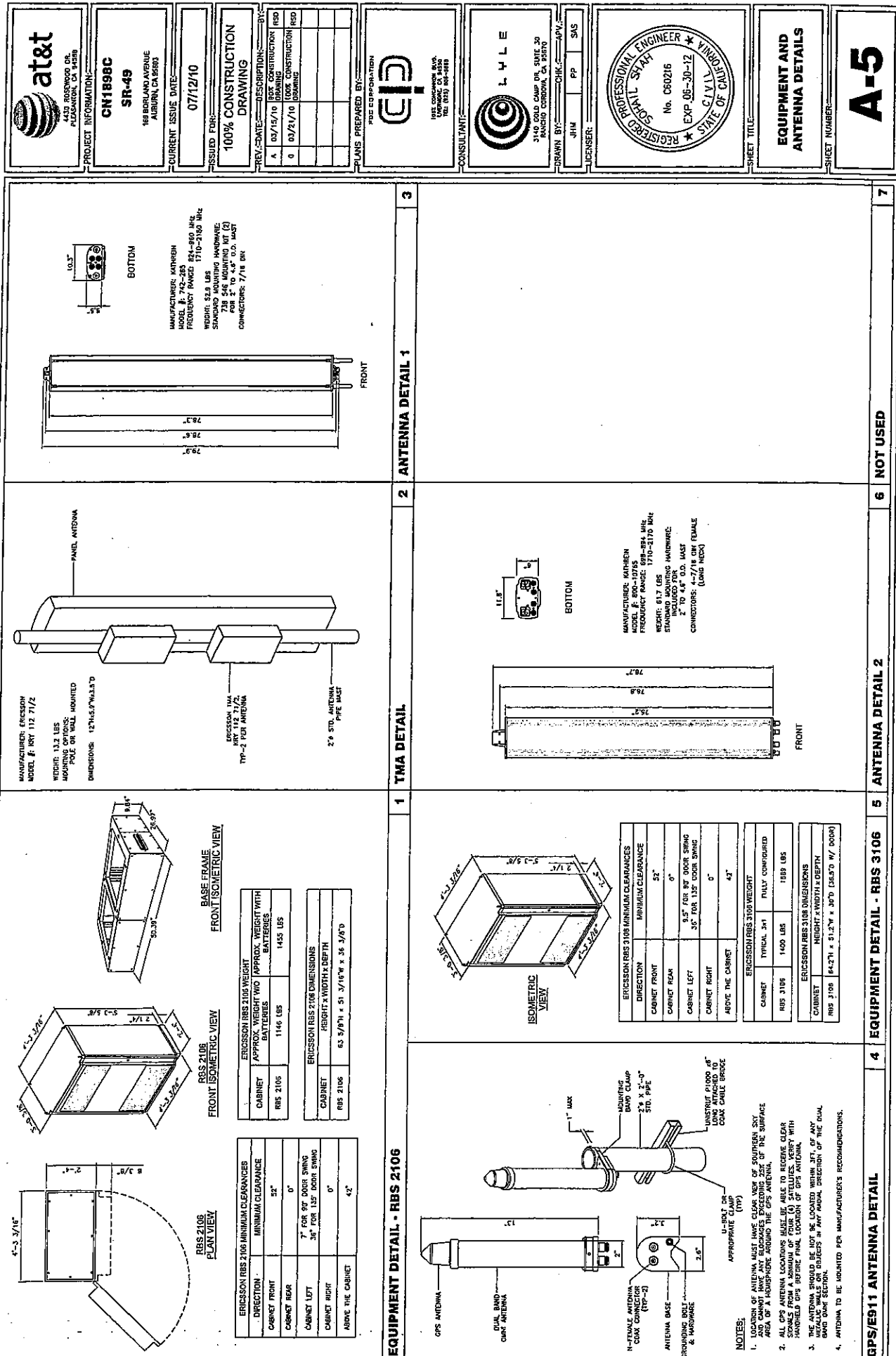
CIVIL ENGINEER

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4.1



1. TOWER MOUNTING DETAIL

2. CHAINLINK FENCE AND GATE WITH VINYL SLATS DETAIL

3. CHAINLINK FENCE AND GATE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 308, ASTM A913, A914, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
3. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
4. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
5. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
6. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
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 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
7. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
8. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
9. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
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 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
10. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
11. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.
12. THE FOLLOWING ANNUAL CONCRETE COVER SHALL BE MAINTAINED:
 - a. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH: 3 IN.
 - b. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE EXPOSED TO WEATHER: 2 IN.
 - c. FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE NOT EXPOSED TO WEATHER OR WEATHER OR NOT CAST AGAINST THE GROUND: 1 1/2 IN.

4. ICE BRIDGE DETAIL

5. CONCRETE PAD DETAIL

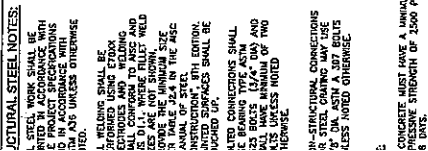
6. EQUIPMENT BOLTING PATTERN





7. REBAR BENDS DETAIL

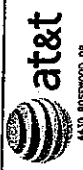
8. REBAR BENDS DETAIL

9. REBAR BENDS DETAIL

10. REBAR BENDS DETAIL



 4430 ROSEWOOD BL. PLEASANTON, CA 94566	CN1898C SR-49 168 BORDLAND AVENUE AUBURN, CA 95603	CURRENT ISSUE DATE: 07/12/10	ISSUED FOR: 100% CONSTRUCTION DRAWING	REV. DATE: DESCRIPTION: BY: A 03/15/10 910 CONSTRUCTION RED D 03/21/10 910 CONSTRUCTION RED 03/21/10 910 CONSTRUCTION RED	PLANS PREPARED BY:  PDC CORPORATION 1641 COWBOY BLVD. UNION CITY, CA 94586 TEL 925 223-0600	CONSULTANT:  3140 DOLL CAMP DR, SUITE 30 RANCHO CORDOVA, CA 95709	DRAWN BY: CHK: APP: JHM PP SAS LICENSE:		SHEET TITLE: CONSTRUCTION DETAILS	SHEET NUMBER: A-7
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PROJECT INFORMATION:

CN1988C

SR-49

140 BOLLARD AVENUE
PASADENA, CA 91366

CURRENT ISSUE DATE: 07/12/10


ISSUED FOR: 100% CONSTRUCTION DRAWING

REV. DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	03/15/10	BOX CONSTRUCTION	RSB
0	03/21/10	100% CONSTRUCTION DRAWING	RSB
1	05/12/10	ADDED TELCO SPACES	RSB
2	07/12/10	REV. AND NOTES	RSB
2	07/12/10	REV. AND NOTES	RSB


PLANS PREPARED BY:

USE CORPORATION



USE CORPORATION
10000 BOLLARD AVENUE
PASADENA, CA 91366
TEL: (818) 804-1888

CONSULTANT:



L Y L E

3140 BOLLARD AVENUE, SUITE 10
PASADENA, CA 91366
TEL: (818) 804-1888

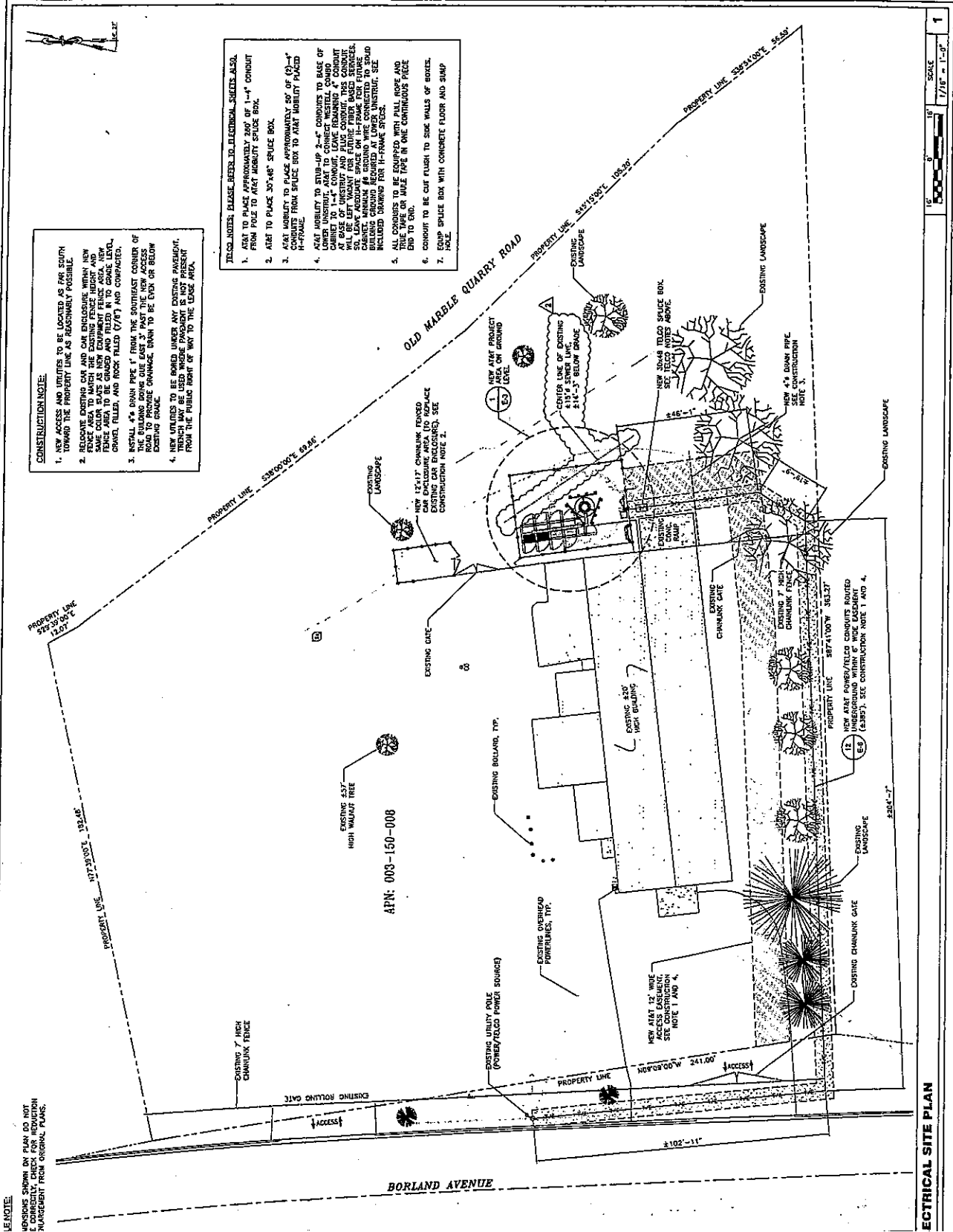
DRAWN BY: JHM PP SAS

CHECKED BY: JHM

LICENSER: PROFESSIONAL ENGINEER * VINCENT L. LYLE
EES319
EXP 09/30/11
REGISTERED ELECTRICAL ENGINEER
STATE OF CALIFORNIA

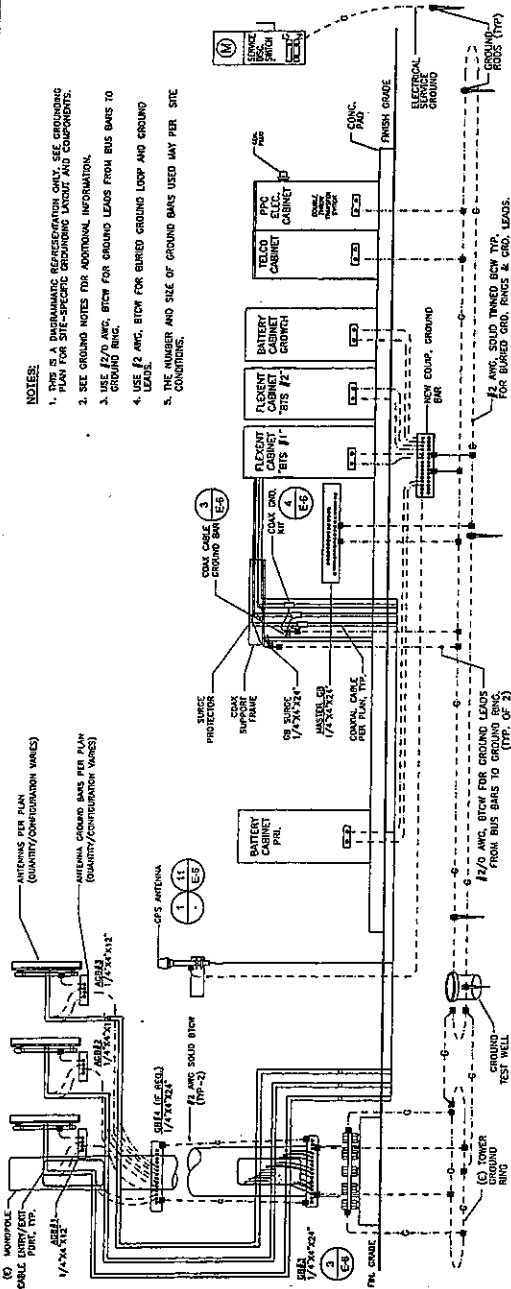
SHEET TITLE: ELECTRICAL SITE PLAN

SHEET NUMBER: E-2




LE NOTE:
REVISED SHOWN ON PLAN DO NOT
CONSIDER FOR CONSTRUCTION
MANAGEMENT FROM ORIGINAL PLANS.

[illegible]



GROUNDING SCHEMATIC

<p>4100 ROSSWOOD DR. FLORENCE, CA 94530</p>		<p>PROJECT INFORMATION:</p> <p>CN1898C SR-49 189 BURLAND AVENUE AUBURN, CA 95603</p>		<p>CURRENT ISSUE DATE: 07/12/10</p>		<p>ISSUED FOR: 100% CONSTRUCTION DRAWING</p>		<p>REV. DATE DESCRIPTION BY:</p> <table border="1"> <tr> <td>A</td> <td>03/15/10</td> <td>B7C CONSTRUCTION</td> <td>RSO</td> </tr> <tr> <td>B</td> <td>03/21/10</td> <td>GROUNDING INSTRUCTION</td> <td>RSO</td> </tr> </table>		A	03/15/10	B7C CONSTRUCTION	RSO	B	03/21/10	GROUNDING INSTRUCTION	RSO	<p>PLANS PREPARED BY: PDS CONSTRUCTION</p> <p>1047 JORDAN BLVD. LAKEMORE, CA 93350 TEL: (925) 681-3066</p>		<p>CONSULTANT:</p> <p>LYLE 3100 CAMP AVE. SUITE 20 PACIFIC GROVE, CA 93950 TEL: (805) 681-3066</p>		<p>DRAWN BY: JHM CHECKED BY: SAS LICENSER: JHM</p>		<p>PROFESSIONAL ENGINEER MICHAEL B. LYMA EES310 EXP. 09/30/11 REGISTERED ELECTRICAL ENGINEER STATE OF CALIFORNIA</p>		<p>GROUNDING SCHEMATIC</p>		<p>E-3.1</p>	
A	03/15/10	B7C CONSTRUCTION	RSO																										
B	03/21/10	GROUNDING INSTRUCTION	RSO																										



4430 ROSEWOOD DR.
PLEASANTON, CA 94588

PROJECT INFORMATION:

CN1898C

SR-49

188 BORLAND AVENUE
AUBURN, CA 95600

CURRENT ISSUE DATE:

07/12/10

ISSUED FOR:

100% CONSTRUCTION DRAWING

REV. DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION
A	03/19/10	100% CONSTRUCTION DRAWING
B	03/21/10	FOR CONSTRUCTION
C	03/21/10	FOR CONSTRUCTION

PLANS PREPARED BY:

CDI CORPORATION

1000 GARDEN AVE.
UNIONVILLE, CA 94588
TEL: (925) 884-3882

CONSULTANT:

LYLE

3100 10TH AVE. SUITE 200
RICHMOND, OREGON, CA 97470

DRAWN BY: CHN/LS

CHECKED BY: SPS

LICENSER:

PROFESSIONAL ENGINEER

MICHAEL B. LYLA

REGISTERED ELECTRICIAN

STATE OF CALIFORNIA

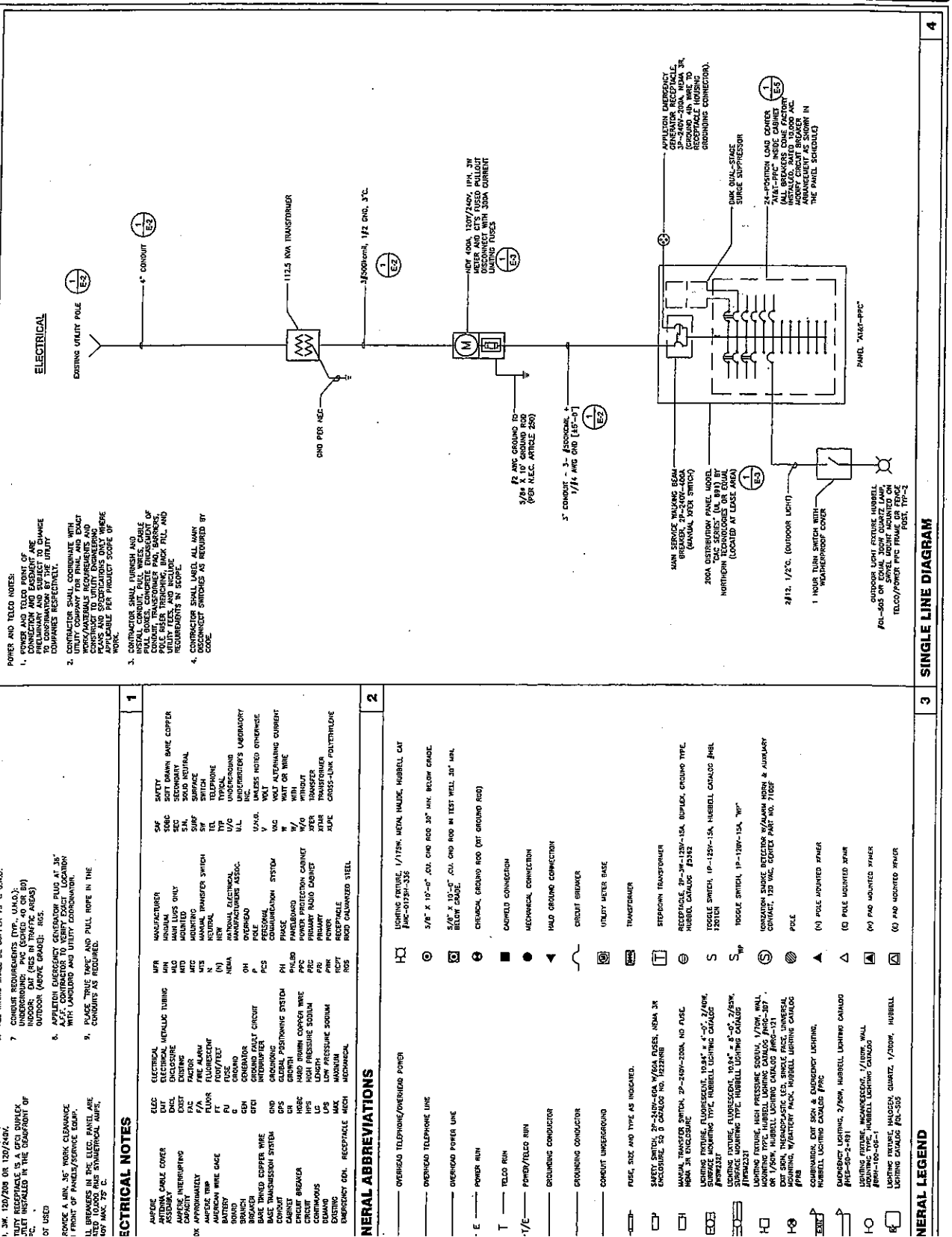
EXP. 09/30/11

SHEET TITLE:

SINGLE LINE DIAGRAM, NOTES AND LEGENDS

SHEET NUMBER:

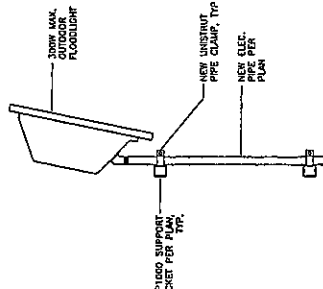
E-4



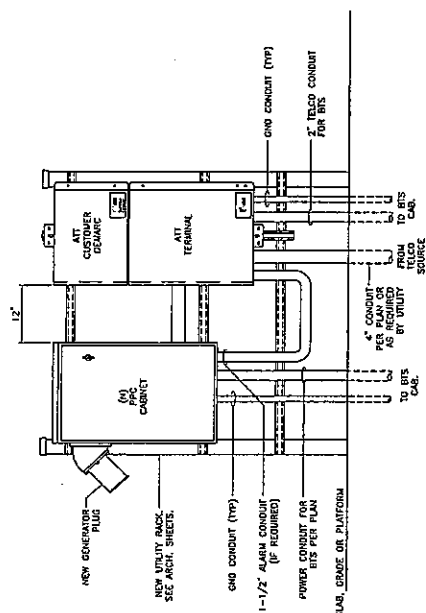
1. PER MANUFACTURER'S RECOMMENDATIONS.
2. E.G. SHALL MODIFY BRANCH CIRCUIT ARRANGEMENT AS SHOWN IN THE PANEL SCHEDULE

[illegible]

ANAL SCHEDULE



'P. SERVICE LIGHT



NOT USED

6	RACK MOUNTED POWER AND TELCO CABINET
---	--------------------------------------

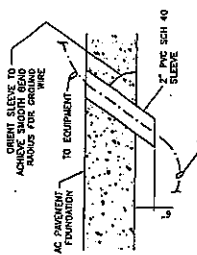
ELECTRIC METER





R

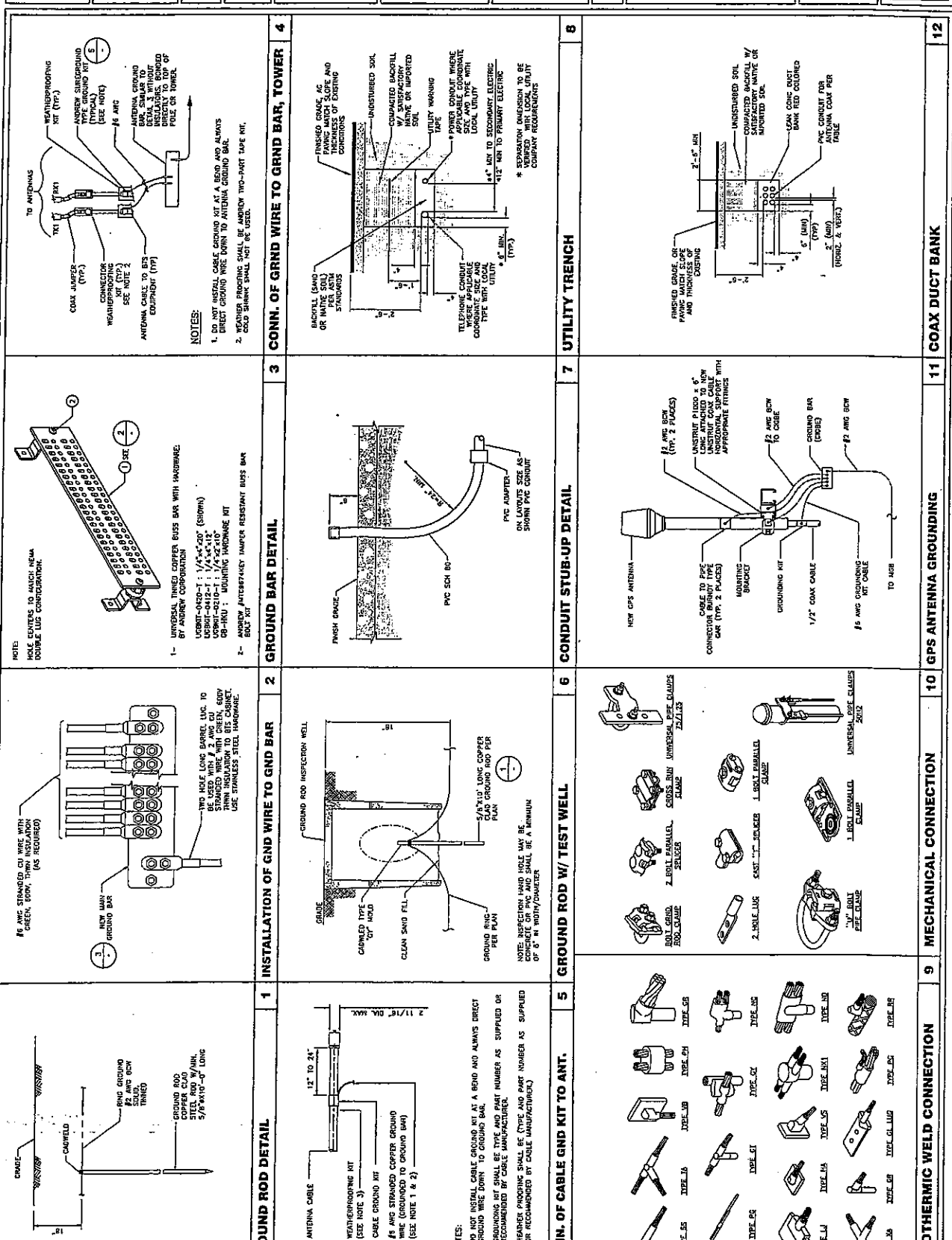
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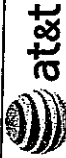

NOT USED

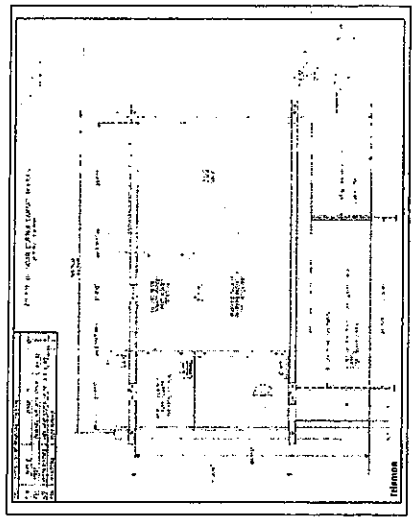
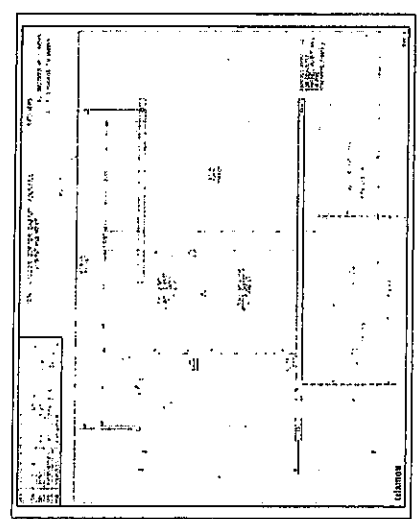
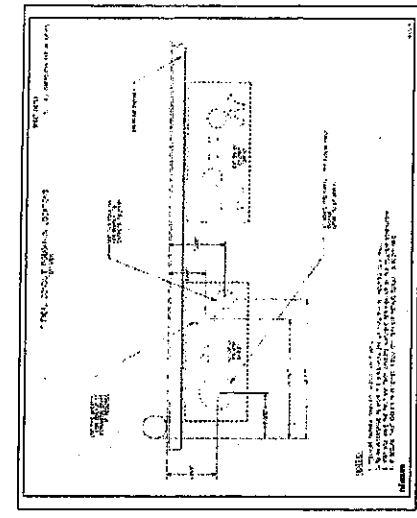
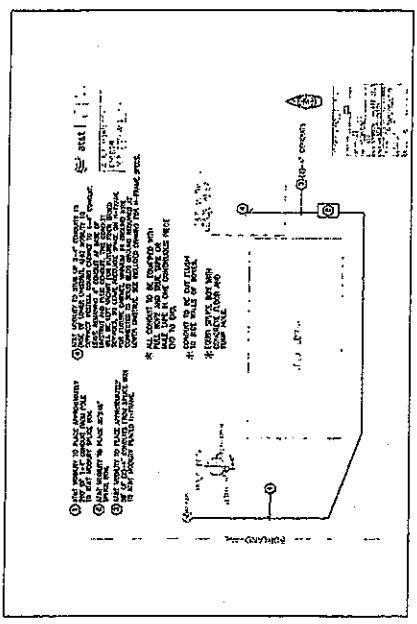
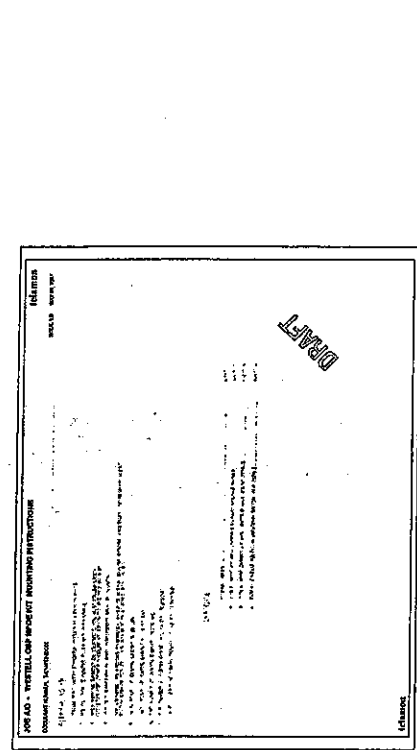
GROUND SLEEVE DETAIL



	<p>PROJECT INFORMATION:</p> <p>4450 ROOSEWOLD DR. FOLSOM, CA 95689</p> <p>CNT1998C</p> <p>SR-49</p> <p>189 BURLAND AVENUE AUBURN, CA 95603</p> <p>CURRENT ISSUE DATE:</p> <p style="text-align: center;">07/12/10</p>	<p>ISSUED FOR:</p> <p style="text-align: center;">100% CONSTRUCTION DRAWING</p>	<p>REV. DATE: DESCRIPTION: BY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO</th> <th style="width: 15%;">DATE</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 40%;">BY</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">03/15/10</td> <td>100% CONSTRUCTION DRAWING</td> <td style="text-align: center;">NSD</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">03/21/10</td> <td>100% CONSTRUCTION DRAWING</td> <td style="text-align: center;">NSD</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	DATE	DESCRIPTION	BY	A	03/15/10	100% CONSTRUCTION DRAWING	NSD	0	03/21/10	100% CONSTRUCTION DRAWING	NSD																					<p>PLANS PREPARED BY:</p> <div style="text-align: center;">  F&S CORPORATION 1802 CONCORDIA BLVD. RANCHO CORDOBA, CA 95710 TEL: (925) 504-2668 </div>	<p>CONSULTANT:</p> <div style="text-align: center;">  L Y L E 3110 GOLD CAMP DR., SUITE 30 RANCHO CORDOBA, CA 95710 TEL: (925) 504-2668 </div>	<p>DRAWN BY: CHK: APP:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">JHM</td> <td style="width: 33%;">PP</td> <td style="width: 33%;">SAS</td> </tr> </table> <p>DESIGNER:</p>	JHM	PP	SAS		<p>PANEL SCHEDULE AND DETAILS</p>	<p>SHEET NUMBER:</p> <p style="font-size: 2em; font-weight: bold;">E-5</p>
NO	DATE	DESCRIPTION	BY																																									
A	03/15/10	100% CONSTRUCTION DRAWING	NSD																																									
0	03/21/10	100% CONSTRUCTION DRAWING	NSD																																									
JHM	PP	SAS																																										



 <p>4430 ROSENWOOD DR. PULSAN, CA 94558</p>		<p>PROJECT INFORMATION:</p> <p>CN1898C SR-49 180 BORLAND AVENUE AUBURN, CA 95603</p>		<p>ISSUED FOR:</p> <p>100% CONSTRUCTION DRAWING</p>		<p>REV. DATE: DESCRIPTION BY</p> <table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>A</td> <td>07/12/10</td> <td>BOX CONSTRUCTION</td> <td>RSD</td> </tr> <tr> <td>0</td> <td>07/21/10</td> <td>100% CONSTRUCTION</td> <td>RSD</td> </tr> <tr> <td>1</td> <td>05/12/10</td> <td>ADDED TELCO DESIGN</td> <td>RSD</td> </tr> <tr> <td></td> <td></td> <td>NOTES & DIMENSIONS</td> <td>RSD</td> </tr> </table>		REV.	DATE	DESCRIPTION	BY	A	07/12/10	BOX CONSTRUCTION	RSD	0	07/21/10	100% CONSTRUCTION	RSD	1	05/12/10	ADDED TELCO DESIGN	RSD			NOTES & DIMENSIONS	RSD	<p>PLANS PREPARED BY:</p> <p> CONSULTANT</p> <p>180 BORLAND AVENUE AUBURN, CA 95603 TEL: 916 837-5555 TEL: 916 837-5556</p>		<p>L Y L E</p> <p>3740 GOLD CAMP DR. SUITE 30 PULSAN, CA 94558 TEL: 916 837-5555</p>		<p>DRAWN BY: JHM CHK: SWS APP: SWS</p> <p>LICENSER:</p>		<p>SHEET TITLE:</p>		<p>TELCO DESIGN</p>		<p>SHEET NUMBER:</p> <p>E-8</p>	
REV.	DATE	DESCRIPTION	BY																																				
A	07/12/10	BOX CONSTRUCTION	RSD																																				
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1	05/12/10	ADDED TELCO DESIGN	RSD																																				
		NOTES & DIMENSIONS	RSD																																				

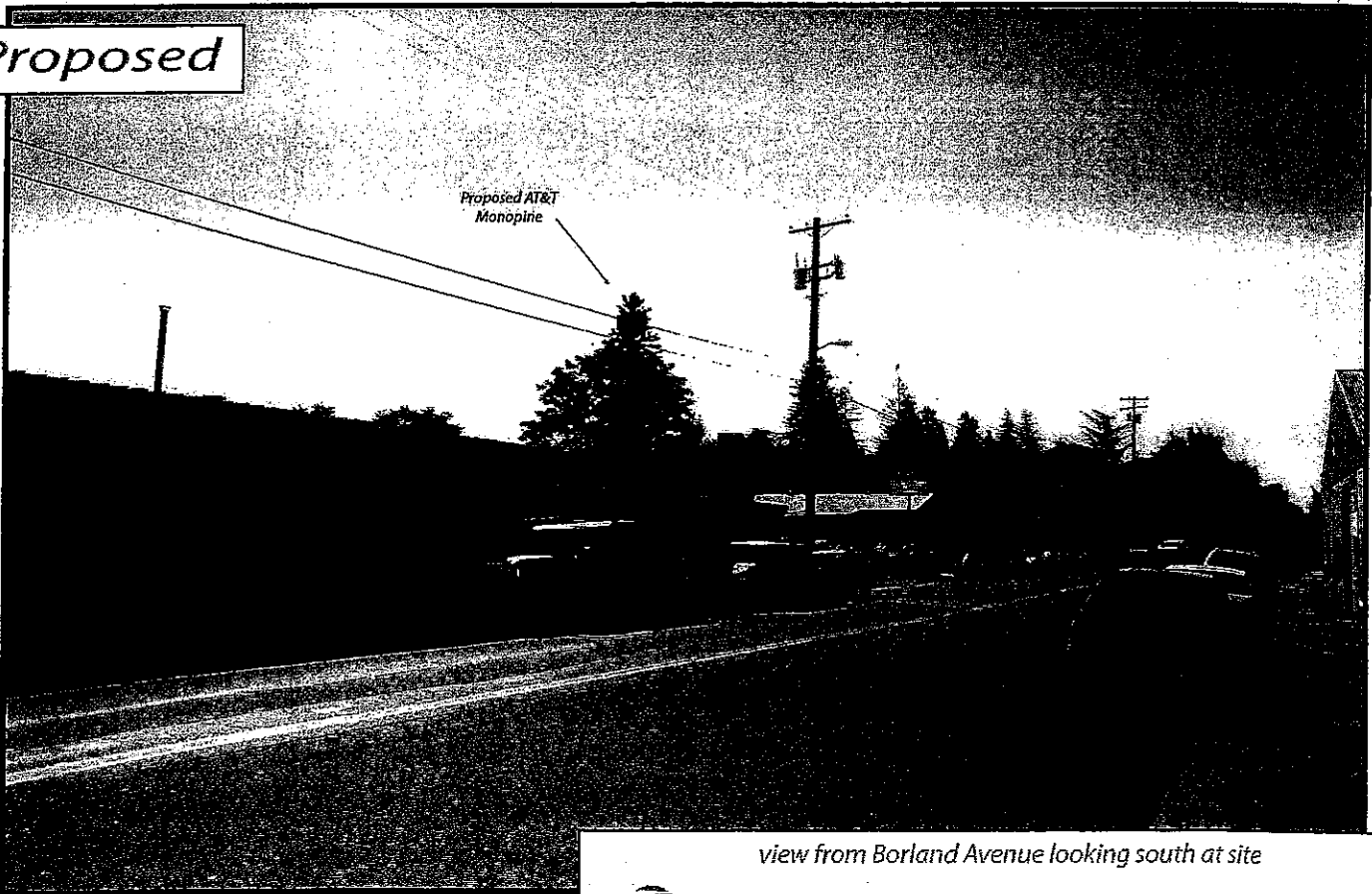


PROVIDED BY CLIENT
FOR REFERENCE ONLY

Existing



Proposed




view from Borland Avenue looking south at site



AT&T Wireless

CN1898 SR-49

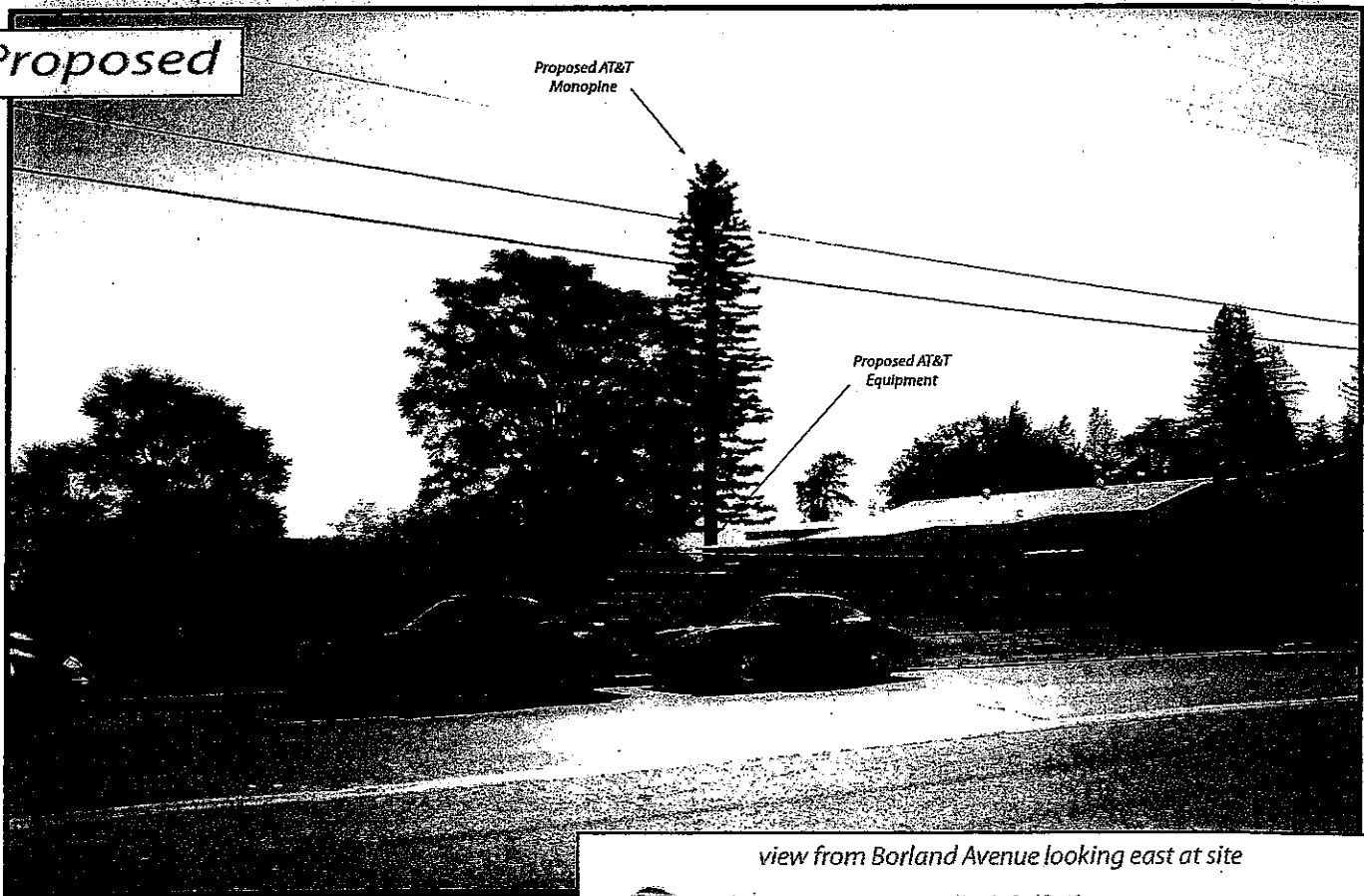
169 Borland Avenue, Auburn, CA

AdvanceSim 

Existing



Proposed



view from Borland Avenue looking east at site



AT&T Wireless

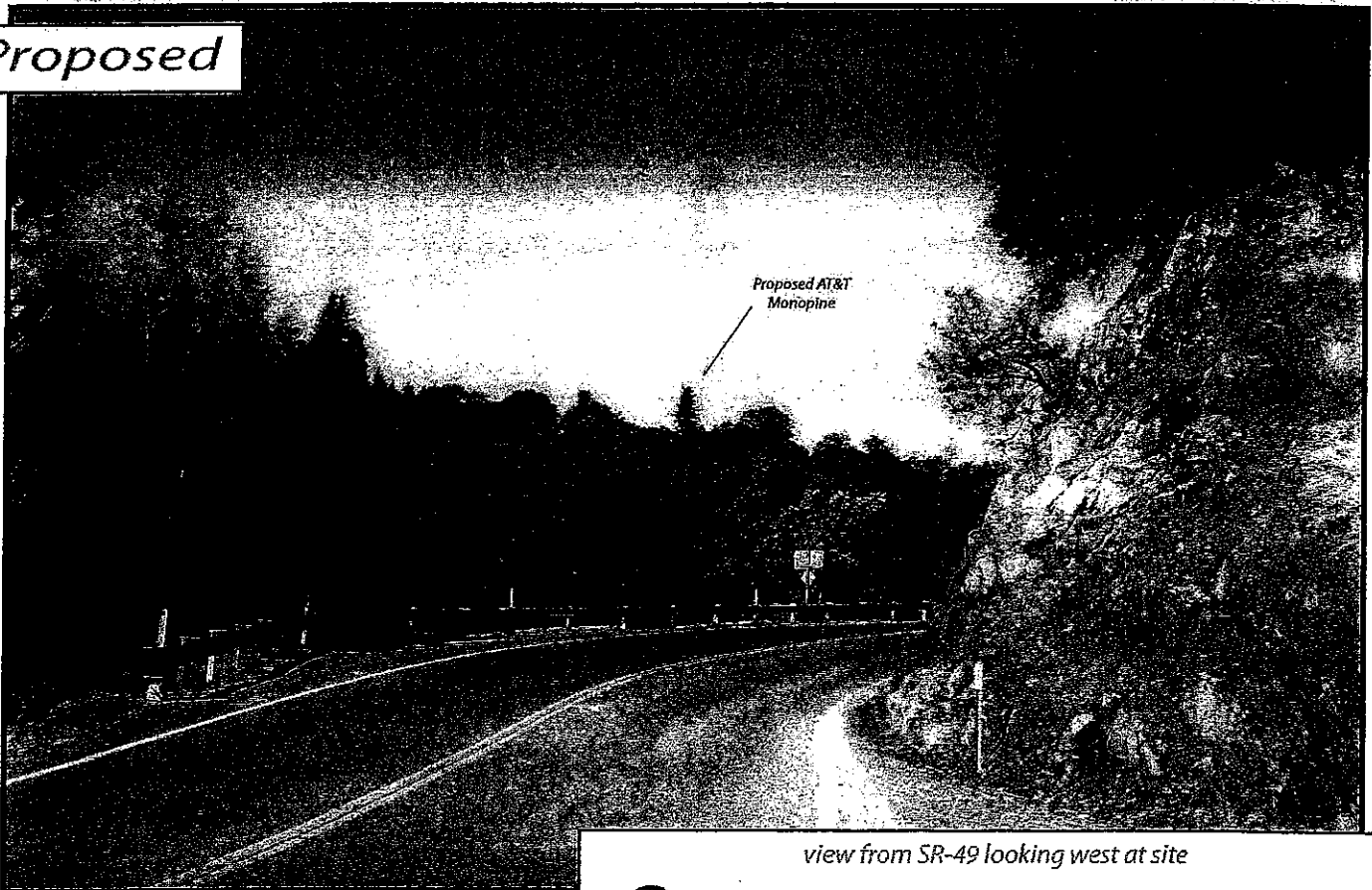
CN1808 SR-49
169 Borland Avenue, Auburn, CA

AdvanceSign

Existing



Proposed



view from SR-49 looking west at site



ATTACHMENT 8



SEARCH RING

SITE NAME:

GSM SITE ID:

UMTS SITE ID:



Candidate Information

Candidate Number	Candidate Name	Latitude (NAD 83)	Longitude (NAD 83)	Ground Elevation	Rad. Center
CN1898	SR-49	38.8988	-121.067	1350 Feet	50 Feet

Possible Candidate: If TMO is within search ring, colo. is OK

Comments:

Site Objectives and Comments

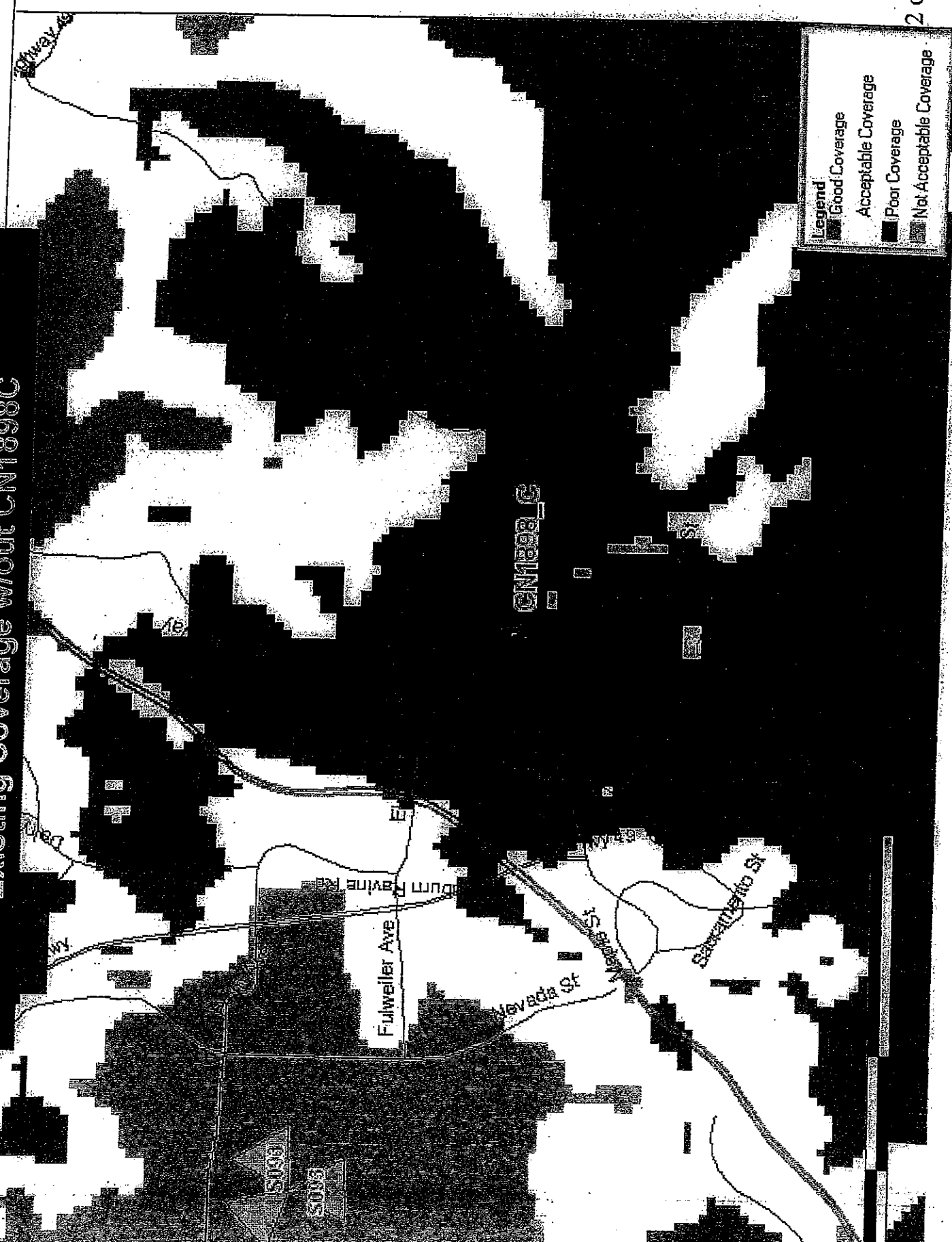
Major Street or Junction	Justification / Area Type	Desired Signal Strength Level in the target area	Detailed Coverage Objective
SR-49 (SR-193 / High St) & Linden Ave	CES Design Guidelines / Suburban	-82 dBm	Commercial and residential area. This site will provide coverage on State Hwy 49 between Oakwood dr and Canyon dr. Coverage will also be improved on Borland ave running north-south between Electric st and Virginia st. Improved coverage on High street and Lincoln way to the south and small business on surrounding streets within 0.7 miles.

Comments:

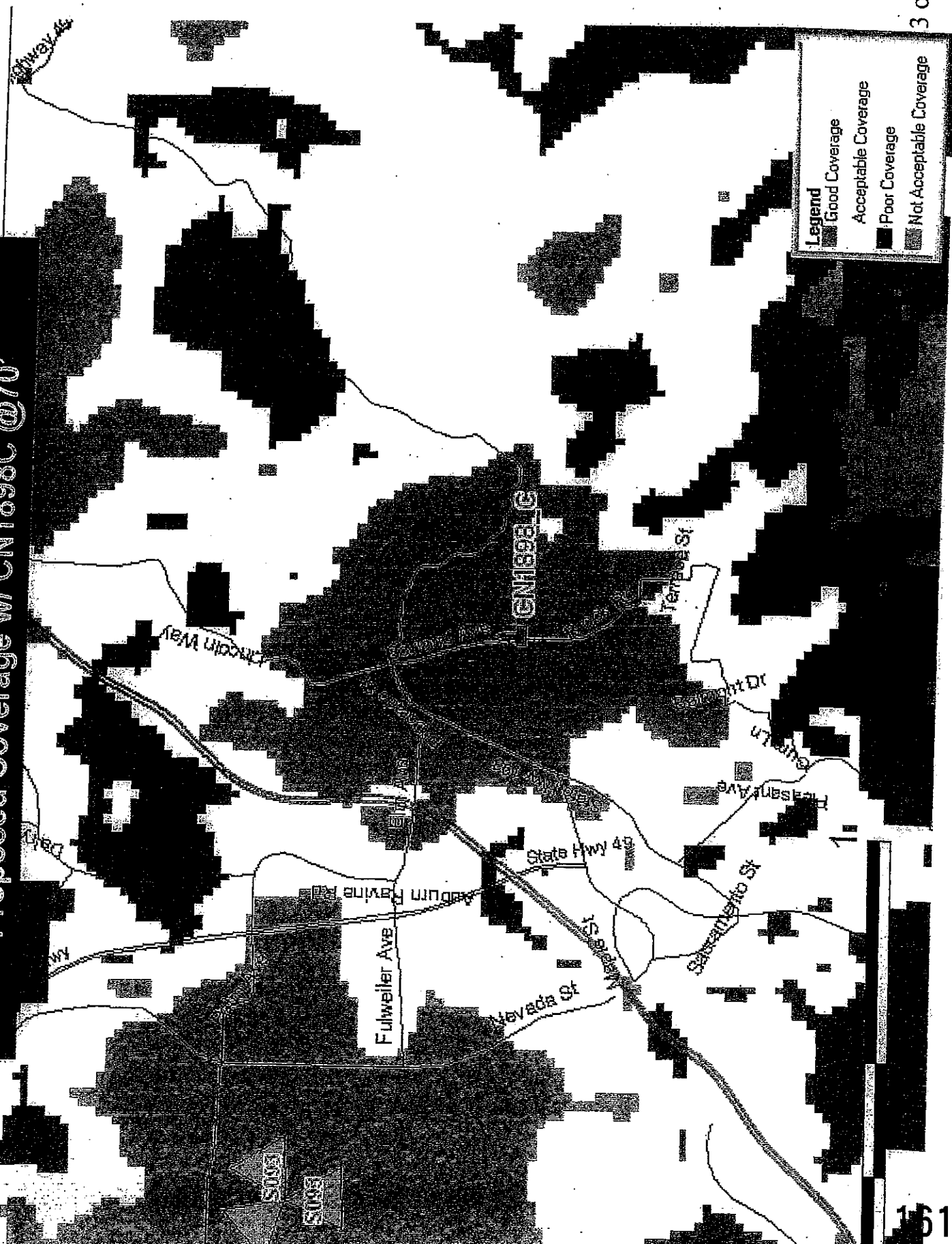
Version	Release Date	County	City	Market	Performance Manager	Design Manager
Ver 1	12/1/2008	Placer	Auburn	San Francisco	Elizabeth Booker	Sinan Akkaya
MENS FORM Approval Date						159

Design Engineer

Existing Coverage w/out CN1898C



Proposed Coverage w/ CN1898C @70'





ATTACHMENT 9

Radio Frequency Analysis

AT&T Mobility

Site# CN1898

"SR-49"

169 Borland Ave,
Auburn, CA 95603

By: Evan Wappel

Date 9/29/2009



Report Summary

Based upon information provided by AT&T Mobility and the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the proposed AT&T Mobility site to be located at 169 Borland Ave, Auburn, CA 95603 will comply with the FCC's current prevailing standard for limiting human exposure to RF energy.

Due to the mounting method utilized, the general public would not normally be able to approach the antennas. Therefore, no significant impact on the general population is expected. The calculated electromagnetic field strength level in publicly accessible areas is less than the existing standard allows for exposure of unlimited duration. Additionally, due to the mounting method used, no significant impact on the environment is expected.

For personnel who work within 11' of the face of an antenna, a training program in exposure to RF fields is recommended. Maintenance personnel should be instructed to contact the appropriate Carrier prior to working in front of an antenna.

Recommended Signage

A standard blue AT&T Mobility RF "Notice" sign should be posted at the base of the tower.

Background

Evan Wappel is the Market RF Safety Coordinator for AT&T Mobility and is responsible for conducting a Radio Frequency (RF) electromagnetic analysis for the AT&T Mobility site to be located at 169 Borland Ave, Auburn, CA 95603. This analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the antennas, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) recommended guidelines for human exposure to RF electromagnetic fields.



Site Description

Based upon the information provided by AT&T Mobility, 12 AT&T Mobility panel antennas will be mounted on a new monopine. The antennas will be mounted approximately 68' (to bottom of antennas) above ground level. The antennas will be oriented such that the main lobes are oriented toward the horizon. Normal public access to the front of the antennas is not expected due to the mounting location and method utilized. Occupational access to the front of the antennas is not normally expected.

RF Field Strength Calculation Methodology

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation¹ which predicts field strength on a worst case basis by

$$\text{Equation 1} \quad S = \frac{(2)^2 PG}{4\pi R^2} = \frac{PG}{\pi R^2} = \frac{EIRP}{\pi R^2}$$

doubling the predicted field strength. The following equation is used to predict maximum RF field strength:

Where:

S = power density

P = power input to the antenna

G = power gain of the antenna in the direction of interest relative to an isotropic radiator

R = distance to the center of radiation of the antenna

¹ Reference Federal Communication Commission Office of Engineering Technology Bulletin 65



The ground level effect of the AT&T Mobility emissions was calculated using a maximum downtilt of 2° and a maximum ERP of 3,686 watts. Results were calculated for a height of 6' above ground level. Using these factors, the maximum calculated AT&T Mobility fields at ground level are 0.05% of the existing standard for general population uncontrolled exposure.

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF ranges referenced for this analysis are the ranges of 300 – 1500 Mhz, and 1500 – 100,000 Mhz shown in Table 1, which is included in Appendix A.

Exposure Environments

The FCC guidelines incorporate two separate tiers of exposure limits that are dependent on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.



at&t

For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk. For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

Another important point to remember concerning the FCC's exposure guidelines is that they constitute *exposure* limits (not *emission* limits), and they are relevant only to locations that are *accessible* to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Qualifications of Reporting Engineer

Mr. Wappel has been involved in the analysis of RF emissions since 1999. He has designed numerous RF systems including both site design and RF system design. He is an Electrical Engineer, and all contents of this report are true and correct to the best of his knowledge.

Signed: _____

A handwritten signature in cursive script, appearing to read "Evan Wappel".

Date: 9/29/2009

Evan Wappel, BSc.



APPENDIX A Term Definitions

Exposure Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

Exposure, partial-body. Partial-body exposure results when RF fields are substantially nonuniform over the body. Fields that are nonuniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

General population/uncontrolled exposure. For FCC purposes, applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Maximum permissible exposure (MPE). The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.

Occupational/controlled exposure. For FCC purposes, applies to human exposure to RF fields when persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see definition above), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.



Table 1
LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz

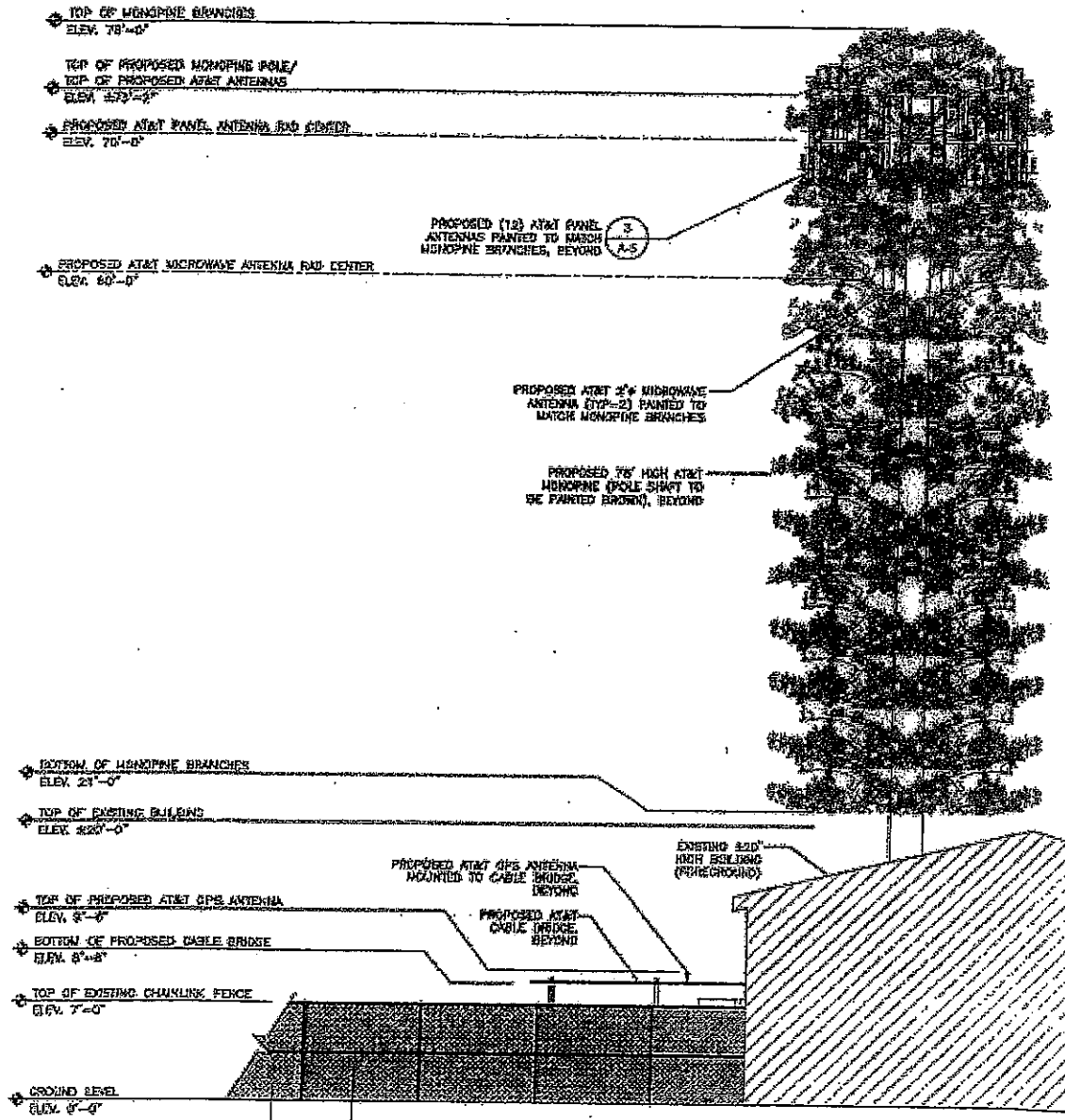
*Plane-wave equivalent power density

NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.



Drawing of site layout:



**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
February 2, 2010**

The regular session of the Auburn City Planning Commission was called to order on February 2, 2010 at 6:00 p.m. by Chairman Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Worthington, Vitas, Young, Spokely

COMMISSIONERS ABSENT:

STAFF PRESENT: Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

- I. CALL TO ORDER**
- II. PLEDGE OF ALLIGIENCE**
- III. APPROVAL OF MINUTES**

The minutes of December 1, 2009 and December 15, 2009 were approved as submitted.

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

- A. VARIANCE - 169 BORLAND AVENUE (AT&T MONOPINE CELLULAR TOWER) -FILE # VA 09-4.** - The applicant requests a Height Variance for a proposed 78 foot monopine cellular tower with twelve - ±8 foot panel antennae and two - ±2 foot microwave antennae. AT&T is also proposing to locate nine Base Transceiver Station (BTS) cabinets and associated utilities within a 30 by 40 foot leased area.

Planner Lowe presented the project and discussed the project location, site plan, photo simulations, search ring and RF analysis.

Chairman Spokely questioned the Variance entitlement being considered. A Use Permit is not required for the project?

Planner Lowe explained that the City did not have an adopted Wireless Ordinance that would require a Use Permit and as a result, the Variance entitlement process is

the only entitlement process that is in place. Planner Lowe noted that staff is working on a draft Wireless Ordinance.

Commissioner Young asked about Condition of Approval No. 5 which requires the applicant to cooperate with the City in providing shared cellular facilities (i.e. co-locations). Would the tower have room for City antennas if desired and/or needed?

Planner Lowe responded that City facilities were not contemplated at part of the proposal, but future carries could be located on the monopine.

Commissioner Worthington asked about the number of antennae on the cellular tower.

Planner Lowe replied that there will be 12 – eight foot panel antennae at a 70 foot centerline and 2 – two foot dishes at a 60 foot centerline.

Commissioner Worthington appreciated the conditions that modified the tree to look like the photo-simulations and the Initial Study that identified the scenic corridor along State Route 49.

Commissioner Worthington questioned whether the future development of the Agricultural Residential to the east would be impacted with either Radio Frequency or aesthetics impacts.

Planner Lowe noted there are currently single family dwellings just south of the project site that are much closer than the Agricultural Residential property that is below the site to the east. The Radio Frequency Analysis prepared for the project indicates that the project is significantly below the FCC's requirements for Radio Frequency energy. With respect to aesthetics, the subject site is within the City's Heavy Industrial (M-2) Zone and taking into account the context of an Industrial Zone, the aesthetic impacts should not be significant.

Commissioner Worthington also questioned the aesthetic impacts to State Route 49 coming into the Auburn City limits; the City's gateway.

Planner Lowe replied that a photo-simulation was presented from State Route 49 looking west into the City limits and the visual impacts appear to be minimal considering the design of the monopine.

Commissioner Worthington appreciated the photo-simulation and acknowledged that the visual impacts appear to be less than she had originally anticipated or envisioned and thanked staff for the photo-simulations from State Route 49.

Commissioner Vitas noted an I-80 monopine that is in bad shape and asked about maintenance of the monopine. What ability does the City have in ensuring that maintenance of the site is kept up?

Planner Lowe explained that with the approval of the entitlement on the site, the applicant is required to maintain the site.

Chairman Spokely questioned how tall the existing pines to the south are?

Planner Lowe showed the site plan and referenced the existing trees, buildings and proposed monopine. Based upon the photo-simulations the existing trees are approximately 60-65 feet or 10 to 12 feet below the proposed monopine.

Chairman Spokely noted that he has concerns about aesthetics and noted that some monopines are done well and some are done very poorly. Chairman Spokely also agreed that the monopine that Commissioner Vidas mentioned along I-8 is in bad shape.

Chairman Spokely did note that from certain places in town, the monopine will be very noticeable and cited the parking lot next to the Big Salad Shop as an example and noted that the monopine will look artificial if not designed correctly.

Chairman Spokely opened the public hearing.

Jacob Reeves of 151 Landis Drive, Folsom, CA representing the Lyle Company, introduced himself as the project proponent. He has been working on the site for over a year. The site is necessary due to supply and demand and lack of cellular service in the area, but notes that the site is tricky.

Mr. Reeves relayed that other candidate sites were considered but were rejected due to height and topographic concerns. The main objective is to provide better service along Highway 49 and for existing businesses around the Borland Avenue and the downtown area.

Mr. Reeves noted that in an effort to further conceal the antennae, an antennae sock could be installed in front of the antenna and dishes. The material will be the same as the branches. Also the antenna mounts should be painted and he is agreeable to both conditions being added.

Commissioner Worthington questioned whether or not the antenna height could be reduced?

Mr. Reeves noted that the height is critical. Considering the topography of the area, a reduction of 10 feet in height equates to approximately 25 percent reduction in the coverage area. With the existing topography, the coverage area is already reduced

approximately 25 percent meaning that lowering the monopine 10 feet would be a reduction of approximately 50 percent.

Commissioner Worthington noted that she is not an I-Phone user and does not have AT&T and has great coverage in the area. Has AT&T looked at competitor cell sites and are there any possibilities for shared use?

Mr. Reeves replied that he frequently mountain bikes on the trails along State Route 49 and knows the area quite well. He has had T-Mobile, Sprint and Metro PCS service in the past and noted that all of these carriers dropped service around the State Route 49 area. Existing and proposed sites do not cover the needed cell coverage in the area.

Chairman Spokely asked if Mr. Reeves would be willing to allow additional co-locations on the monopine. Mr. Reeves replied that is a standard condition of jurisdictions and agrees with the Conditions of Approval.

Commissioner Vitas asked about the other candidate sites. Would those sites be more or less aesthetically pleasing and still serve the proposed coverage area?

Mr. Reeves noted that the other sites were roof top sites and would generally be less aesthetically pleasing. More importantly the sites were determined not cover the needed service area required by AT&T.

Commissioner Vitas asked about potential Radio Frequency impacts to adjoining residential properties.

Mr. Reeves noted that the Radio Frequency impacts are significantly below the FCC standards for radio waves.

Commissioner Young liked the idea of the monopine. Commissioner Young asked Mr. Reeves to explain the requirements and capabilities regarding E-911 and GPS imposed on cellular carriers by new Federal Statute.

Mr. Reeves explained that the new federal statute requires that each carrier needs to be E-911 with GPS compatible. That is, each tower is required to have GPS tracking capabilities so that Fire Department personnel can respond regardless of where individuals are and what service provider they may have.

Commissioner Young also questioned where the other AT&T sites were located along State Route 49 going toward Cool?

Mr. Reeves explained where the other AT&T sites were located along State Route 49 and indicated that more facilities are needed in the Auburn/State Route 49 area.

Commissioner Worthington noted that the area where the coverage needs to be improved is around what is known as the American River confluence.

Mr. Reeves noted that the area is a little further up from the confluence.

Commissioner Young asked about leasing space for the tower and questioned whether or not subsequent co-locators would be subject to the screening requirements of AT&T?

Mr. Reeves noted that all co-locators will be required to comply with the screening requirements of AT&T.

Commissioner Young questioned how the microwave dishes will be screened?

Mr. Reeves noted that the dishes could be painted brown and an antenna sock could be placed over the dishes.

Commissioner Young asked about the training program for people working within 11 feet of the antennae.

Mr. Reeves noted that if someone is working on the panels they would need a lift and the antennae would be turned off.

Chairman Spokely questioned the geometry of the tree from the top of the tree to the bottom.

Mr. Reeves discussed the taper of the tree. The condition requires that a plans be revised to show a 2:1 taper from bottom to top.

Chairman Spokely noted that further discussion should take place regarding the geometry of the tree.

O.C. Taylor 173 Borland Avenue was concerned about the Radio Frequency impacts to him as his property is a little more than 40 feet from the proposed tower.

Mr. Taylor also noted that the rim of the canyon should look pleasant from the view from State Route 49.

Mr. Taylor indicated that he was not contacted until he received notice from the City about the project.

Mr. Taylor noted that the owners of the property are very nice people.

Gary Clark of 165 Borland Avenue indicated that the Borland Avenue area should not be zoned Industrial due to the proximity to the scenic Highway 49 area. Mr.

Clark believes that the tower will add more blight to the area and questions the need to cellular coverage in the area. The area should be kept more pristine.

Chairman Spokely asked if Mr. Clark was north or south of the project site.

Mr. Clark replied that he is north of the project site.

Mr. Clark noted that he believes that residents on Aeolia Drive would also likely oppose this project and questioned the notice boundaries.

Chairman Spokely noted that he confirmed with staff that persons within 500 feet of the project site were notified of the project, but did not include Aeolia Drive.

Mr. Reeves agreed with the comments relating to aesthetics. There are many bad examples in the area and conversely, there are many good examples in the area. So long as this site is designed as a good example, aesthetic impacts should be reduced and it could be a great aesthetically pleasing and working tower.

Mr. Reeves also noted that the tower is needed in the area.

Chairman Spokely closed the public hearing.

Commissioner Worthington questioned the geometry of the tower and believed that the 2:1 relationship should be increased to perhaps 3:1 and that planning approve the elevations prior to building permit issuance.

Director Wong noted that the current process requires planning to sign off prior to the issuance of a building permit.

Commissioner Vitas felt for the neighbors who live in the Industrial Zone, but did not believe that the monopine presented a significant aesthetic issue so long as the geometry of the tree was appropriate and it is designed similar to one of the better examples in the area.

Commissioner Young liked the tree concept and would like to see the shape more like a tree with the appropriate geometry.

Director Wong replied that when staff researched the design and taper issue, the trees that look the most natural had varying branch lengths.

Chairman Spokely noted that wire facilities are a necessity, particularly with respect to the emergency response issue and requirements. Chairman Spokely also noted that since receiving notice of this monopine application, he is much more aware of cellular facilities and now sees them throughout the area. The monopine should at least blend into the natural environment if designed correctly.

Commissioner Snyder **MOVED** to adopt the Planning Commission Resolution 10-1 for the Borland Avenue Monopine Height Variance (File 09-04) as amended by the Planning Commission which includes: 1) Adding tree socks to further conceal the panels and microwave dishes; 2) Painting the ancillary hardware and equipment (flat brown) and, 3) Requiring that co-locations adhere to the same screening requirements and conditions of approval.

Commissioner Vitas **SECONDED** the motion.

AYES: Snyder, Worthington, Vitas, Young, Spokely
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- a. City Council Meetings
Director Wong informed the Commission that new dog regulations are being considered by the Council. In addition to dog regulations, staff is updating the City's animal regulations which are part of the City's Zoning Ordinance. Staff will present the updated zoning provisions for Planning Commission consideration in the future.
- b. Future Planning Commission Meetings
There will be a February 16 Planning Commission meeting. Also, Director Wong reminded the Commission that the Baltimore Ravine Specific Plan site tour is being arranged; however, no dates have been confirmed.
- c. Reports
None

VII. PLANNING COMMISSION REPORTS

None

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Lance E. Lowe

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
September 7, 2010**

The regular session of the Auburn City Planning Commission was called to order on September 7, 2010 at 6:00 p.m. by Chairman Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Young, and Spokely

COMMISSIONERS ABSENT: Worthington and Vitas

STAFF PRESENT: Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLIGIENCE

III. APPROVAL OF MINUTES

May 18, 2010

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

- A. VARIANCE EXTENSION - 169 BORLAND AVENUE (AT&T MONOPINE CELLULAR TOWER) -FILE # VA 09-4 EXT.** - The applicant requests an extension to an approved Height Variance for a proposed 78 foot monopine cellular tower with twelve - ± 8 foot panel antennae and two - ± 2 foot microwave antennae. AT&T also proposed to locate nine Base Transceiver Station (BTS) cabinets and associated utilities within a 30 by 40 foot leased area.

Planner Lowe provided an overview of the project request, which is a 1 year extension of a previously approved Variance for a monopine cellular tower.

Chairman Spokely asked if there have been any code changes that might affect the prior approval of the project.

Planner Lowe replied that there have been no code changes since approval of the variance.

Commissioner Snyder asked if staff evaluated the correspondence provided by Mr. Taylor.

Planner Lowe replied that staff did not evaluate the correspondence received, but noted that the letter was clear that the neighbor did not like the location of the cellular tower and wanted to have the tower re-located to his property.

Chairman Spokely asked if the variance extension was the only request before the Commission tonight.

Planner Lowe replied that the extension was the only item for Planning Commission consideration. Planner Lowe also noted that the applicant has undergone the first round of plan check comments and is working with both the Public Works and Planning Department to address corrections required. Once the corrections have been made, the applicant will be able to obtain a building permit.

Chairman Spokely noted that he read the correspondence provided by Mr. Taylor and questioned a house in the Industrial (M-2) Zone.

Planner Lowe responded that the house is legally non-conforming in the Industrial (M-2) Zone.

Jacob Reeves of 156 Gilbert Rock, Folsom, CA, working on behalf of the Lyle Company introduced himself as the applicant.

Mr. Reeves noted that a building permit would have been obtained already; however, a sewer line was identified as being in proximity to the proposed monopine foundation and as such, he has been working with the Public Works Department to address the foundation/sewer line issue.

Commissioner Young asked what would it take to move the proposed cellular tower to the Taylor property?

Planner Lowe replied that a new application would have to be filed with the Community Development Department.

Jacob Reeves noted that the re-location would cost about \$60,000 in entitlement documents for a new application.

Mr. Reeves noted that AT&T had looked at several sites and noted that this site was the best site for their coverage objective, which is the canyon area.

Commissioner Young asked about compliance with E-911 cellular requirements.

Mr. Reeves noted that AT&T is required to comply with the E-911 requirements and a certain percentage of their towers are required to comply with the E-911 mandates.

Mr. Reeves noted that the goal is to provide better service in the canyon. Moving the tower to the Taylor site further away from the canyon does not serve this objective.

Chairman Spokely asked about the FCC Guidelines for Radio Frequency (RF) exposure with respect to proximity to residential areas.

Mr. Reeves replied that the project more than meets the FCC requirements for RF exposure.

Chairman Spokely inquired about the analysis that led AT&T to this site.

Mr. Reeves replied that three (3) sites were considered; however, the other sites did not provide coverage in the canyon as well as the Borland Avenue site. The Borland Avenue site is the best location to provide the best cellular coverage in the canyon.

Chairman Spokely asked about the status of the building permit application.

Mr. Reeves replied that a building permit would have been obtained already; however, a sewer line was found in proximity to the cellular tower foundation. As a result of this sewer line issue, it has taken longer than anticipated to obtain a building permit.

George Harrison of 175 Borland Avenue introduced himself and noted that he has lived on Borland Avenue since 1960.

Mr. Harrison noted that he was unable to attend the Planning Commission meeting six months ago because he was out of town.

Mr. Harrison showed where his property is located and where Mr. O.C. Taylor's property is located in proximity to the cellular tower.

Mr. Harrison also noted that the zoning of Mr. O.C. Taylor's property is not all zoned industrial but has a split zone of light industrial and residential.

Planner Lowe directed to the Planning Commission to page 28 of the staff report and clarified that the property has a split zone of Heavy Industrial (M-2) and Residential Single Family, minimum parcel size of 20,000 square feet.

Mr. Harrison noted that his main concern is that Mr. Freeman (subject property owner) imported fill on his property without permits. As a result, the cellular tower will be constructed on un-compacted fill. Is any seismic work being conducted?

Mr. Harrison has never seen a facility so close to a residence and stated that he lives in a 4,000 square foot home and will not likely see it. But if he were Mr. Taylor, he would be concerned about the potential health issues from the proposed cellular tower.

Mr. O.C. Taylor of 175 Borland Avenue introduced himself and noted that he was a former City Council member who has lived at his Borland Avenue residence since 1970 and that his house was built in 1940.

Mr. Taylor stated that he is concerned about the proximity of the building and proposed cellular tower to his residence, which is approximately 40 feet.

Mr. Taylor noted that the building was previously a body shop and paint and fumes used to come onto his yard.

Mr. Taylor noted that he has a solution and although he does not want the cellular tower on his property, he would rather have it on the front of his property, along Borland Avenue, further away from his residence.

Mr. Taylor noted that he is disappointed with the City and AT&T for the way they have handled this project and wanted AT&T to remember that his wife worked for AT&T for 33 years.

What ever the Planning Commission does, I hope you do it in a uniform manner Mr. Taylor stated.

Joseph Tucciarone of 14670 McElroy Road, Auburn noted that he did not attend the meeting in February when this cell tower was initially approved; however, Mr. Tucciarone noted that many residents that will be in view of this cellular tower will be surprised if it is constructed. Although the property is industrial, I see this area as a buffer zone for the canyon and perhaps a commercial use with restaurants that overlook the canyon Mr. Tucciarone stated.

Gary Clark of 165 Borland Avenue introduced himself. Mr. Clark had concerns about the number of people notified of this application. Mr. Clark believes that the tree will impact a greater number of people than the people notified. Mr. Clark also noted that he had concerns about the design of the tower. He has not seen a monopine yet that looks like a pine tree.

Mr. Reeves on behalf of AT&T addressed the Commission regarding comments provided.

Mr. Reeves noted that with respect to the comments relating to fill, a geo-technical report was prepared for the project and the foundation has been designed to comply with the recommendations of the geo-technical report.

Mr. Reeves sympathized with Mr. Taylor and his comments, but noted that the project complies with the FCC requirements for Radio Frequency (RF). Although the tower is in close proximity to residential, the site is crucial to meet AT&T's coverage objectives.

Mr. Reeves also noted that the City notified persons on two separate occasions and AT&T has fulfilled the notification requirements established by the City.

Commissioner Snyder asked what are the standard distances from residences?

Mr. Reeves noted that the distances are based upon the Radio Frequency (RF) studies. For example, AT&T just had cellular towers approved in Pediment, CA approximately 15 feet away from a 1 story residential building with outdoor cafés. The RF analysis for that site was at .08% of the permitted threshold.

For this particular site, the antennae are approximately 80 feet in the air and the RF analysis indicates that AT&T is at .006% of the permitted threshold, which means we are 99.994% below the permitted threshold.

Commission Snyder asked Mr. Reeves, based upon his opinion, would there be any health risks with this site?

Mr. Reeves replied that, based on the RF study, there would be no health issues with this site.

Commission Snyder noted that the issue than is aesthetic; some people do not like the look of these facilities.

Mr. Reeves noted that AT&T provided photo simulations for the site which illustrates what the monopine would look like when constructed.

Commissioner Snyder asked Mr. Reeves if he was familiar with the monopine cellular towers located off of Mt. Vernon Road?

Mr. Reeves noted that he is familiar with the sites and noted that those sites do not meet the objectives of AT&T.

Chairman Spokely asked Mr. Reeves about co-facilities requirements for this site.

Mr. Reeves noted that per the conditions of approval, AT&T is required to allow co-location on their pole. This is common practice since obtaining a co-location permit from an existing carrier is much easier than obtaining entitlement approval for a new site.

Chairman Spokely noted that the original entitlement was for a height variance and needed due to coverage objectives and E-911 requirements for recreation users in the canyon.

Mr. Reeves noted that there is limited coverage in the canyon and noted that the site is critical for E-911 coverage.

Chairman Spokely asked about proximity to residential uses, a lot of these facilities are located in parks, in close proximity to residential uses. Have you personally worked on any of those type of facilities?

Mr. Reeves replied that he has worked on sites in parks, schools, city office buildings, and on residential homes in Utah. As long as we meet the FCC requirements for RF there are no problems.

Commissioner Young thanked those who spoke tonight and asked what structural analysis has been completed to address the fill issue and make sure that the structure is designed appropriate for the site.

Planner Lowe responded that a geo-technical report is required and the structural design of the foundation, designed by a structural engineer is required to reflect the recommendations of the geo-technical report.

Chairman Spokely asked about the cost of the proposed monopine?

Mr. Reeves noted that the construction costs are approximately \$250 to \$300 thousand dollars.

Chairman Spokely noted that with \$60,000 dollars worth of entitlement costs and \$250 to \$300 thousand dollars for construction costs, it is not likely that the cellular tower would fall down.

Commissioner Young inquired about the coverage area. Where else did AT&T look? Did AT&T look at Highway 49 towards Foresthill?

Mr. Reeves replied that AT&T looked at various sites in the area; however, this site potentially eliminates two other sites in the canyon area.

Commissioner Young asked about the public notice for this project.

Planner Lowe replied that the notice was posted in the newspaper and to property owners within 500 feet of the subject property.

Mr. Taylor would propose to have the location moved from its current location, which could fall on his house and looks ugly, to the front of his property along Borland Avenue. Mr. Taylor does not want it on his property, but the location would be better considering the proximity to his house. The relocated site on my property would serve the canyon just as well as the current site Mr. Taylor stated.

Mr. Harrison added that the sewer line in question is 8 inches and reiterated his concerns about the fill on the subject site.

Andre Allive of 18515 Crescent Court noted that he uses the canyon below and believes that better cellular coverage in the canyon will save lives. I do ride my bike in the canyon and as the Endurance Capital of the World people are pushing the envelope. Having the ability for E-911 coverage in the canyon will save lives Mr. Allive stated.

Chairman Spokely closed the public hearing.

Commissioner Snyder noted this is a classic case of balancing the desires of the neighbors with the greater good of the community residents, whether the project be a theatre, parking lot or cell tower. I do not believe there are any health issues with this cell tower so I will discount those. As a Civil Engineer, any competent engineer will be able to design a foundation to support the tower. I wish there was a better spot, but believe that this site may eliminate additional antennae elsewhere and will support the variance extension.

Commissioner Young noted that he does not want a tower next to his residence and sympathizes with the neighbors; however, I believe that this cellular tower is needed due to emergency response 911 calls being lost as you go further east into the canyon. We do not get service in the canyon. If this will help with our communication in the canyon and there are not health or foundation risks, I will recommend approval of the variance.

Chairman Spokely noted that this is a difficult decision balancing the desires of the neighbors and what is beneficial for the City. Based upon my use of the area, there is a tremendous need for better cellular coverage in the canyon.

Regarding noticing of projects, I would love to have the room full of people so that we could have an idea what everyone's concerns are. Residents on Aeolia Drive may be surprised one day to find this tower going up; however, we follow the rules and put the notice in the paper. We have expanded the notice requirements from 300 to 500 feet.

With respect the design integrity of this facility, as a Civil Engineer, I am familiar with the design requirements that are imposed and I have little concern that the structure will fall down. In California, in particular, the design requirements are very stringent. Seismic is one of those requirements.

Chairman Spokely noted that because the cellular tower would provide better cellular service in the canyon coupled with the conditions that co-locations are required of the applicant, he supported the original variance. The applicant has been diligent in their pursuit of a building permit; however, due to unknown site circumstances regarding the sewer line, etc., the applicant has been held up.

Regarding the FCC requirements for RF exposure, this facility is less than a 1/10 percent of the allowable RF exposure, so am comfortable that there are not health risks associated with this time extension.

Commissioner Snyder **MOVED** to adopt Resolution 10-10 to extend the Height Variance approval for 1 year as presented.

Commissioner Young **SECONDED** the motion.

AYES:	Snyder, Young, & Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	Worthington & Vitas

The motion was **APPROVED**

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
None
- B. Future Planning Commission Meetings
Planner Lowe informed the Commission that the Baltimore Ravine Specific Plan EIR will be presented to the Planning Commission on September 21, 2010 and November 16, 2010
- C. Reports
Traffic Commission member Young noted that the Streetscape Phase I is 98 percent complete.

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

IX. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Lance E. Lowe

DRAFT



Memorandum

**City of Auburn
Community Development Department**

To: Chairman Spokely and Members of the Planning Commission
From: Lance E. Lowe, AICP, Associate Planner *[Signature]*
Date: September 3, 2010
Subject: Correspondence Received Regarding 169 Borland Avenue (AT&T Variance Extension) – File VAR 09-4 EXT

Attached herewith, please find correspondence received regarding the 169 Borland Avenue Variance Extension.

September 2, 2010

Mr. Jacob Reeves
Lyle Company
3140 Gold Camp Drive, # 30
Rancho Cordova, CA 95670-1686

RE: VARIANCE EXTENSION - FILE # VA 09-4 EXT.
AT& T MONOPINE CELL TOWER

Dear Mr. Jacobs,

I am in receipt of the agenda for the upcoming Planning Commission meeting on September 7, 2010. I am not in favor of the present location of the tower because of the close proximity to my house. However, I would like to suggest a possible solution to be able to accommodate your needs and mine.

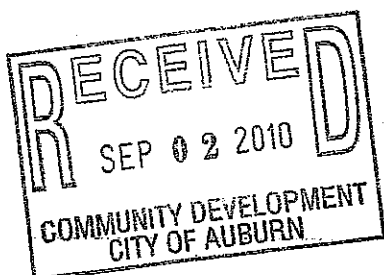
If you were to place the antenna in front of my commercial property located at 173 Borland Avenue it would put the antenna higher but only move it approximately 2 degrees south of your proposed location.

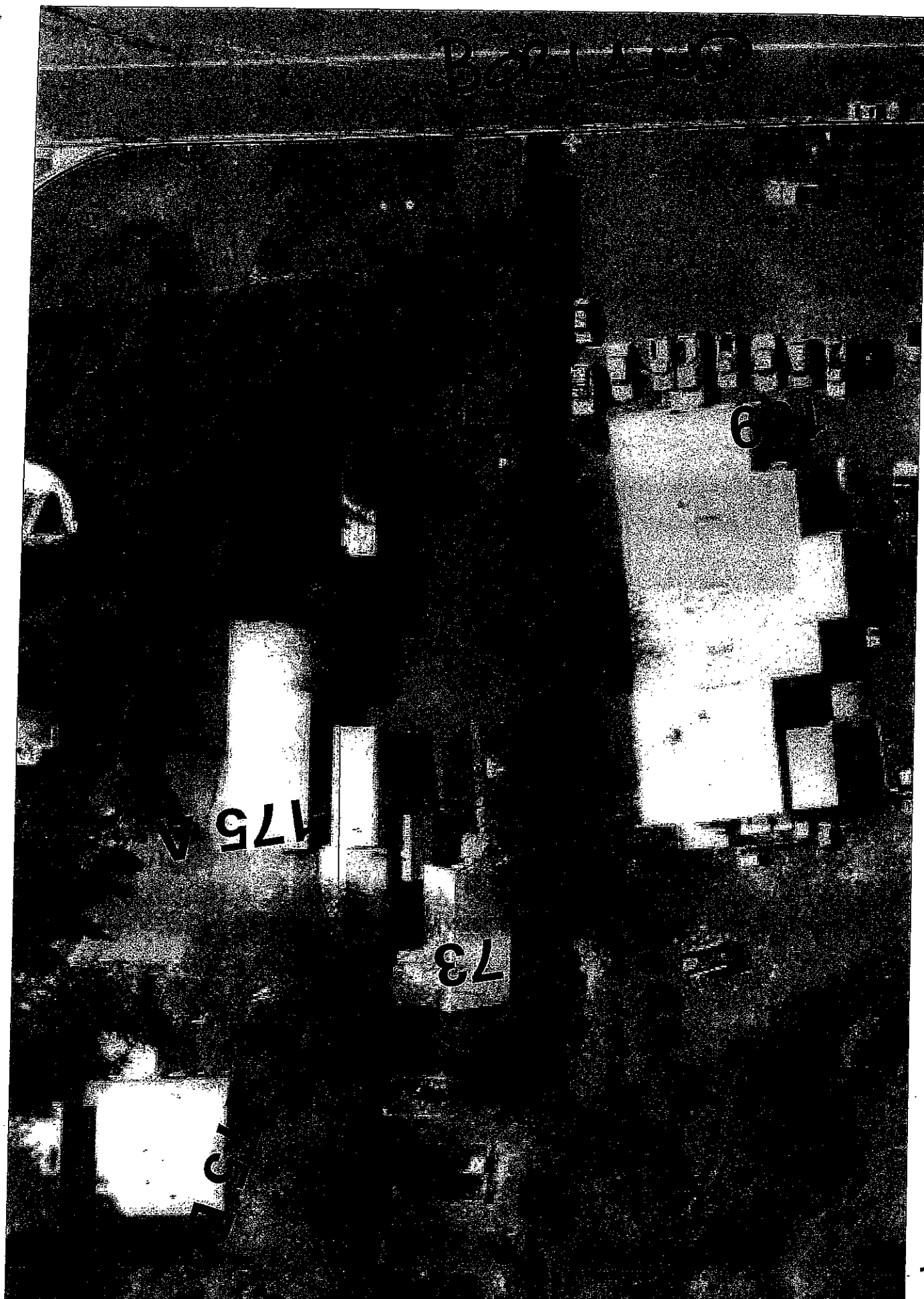
Even if this is suggested solution is unacceptable I feel there are other locations that would be better suited.

Thank you,



O. C. Taylor
173 Borland Avenue
Auburn, CA 95603







**CITY OF AUBURN
COMMUNITY DEVELOPMENT DEPARTMENT**

**Initial Study 169 Borland Avenue
Height Variance for Monopine Cellular Tower
(File # VA 09-4)**

January 08, 2010

INITIAL STUDY

169 Borland Avenue Height Variance for Monopine Cellular Tower

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study), the City of Auburn has prepared this Initial Study to assess the potential environmental impacts of a proposed Height Variance for a Monopine Cellular Tower proposed at 169 Borland Avenue.

Project Objective: According to the applicant, the proposed site will provide better coverage around State Highway 49 from the areas of Oakwood Drive to Canyon Drive. Coverage will also be improved on Borland Avenue running north to south from the Electric Street area to the Virginia Street area. Improved coverage on High Street and Lincoln Way to the south and small business on surrounding streets is also anticipated.

Public and Agency Review:

This Initial Study/Negative Declaration will be circulated for a 20-day public and agency review commencing **January 08, 2010**. Copies of this Initial Study and cited References may be obtained at the City of Auburn Community Development Department at the address noted below. Written comments on this Initial Study/Negative Declaration may also be addressed as noted below.

Project title: 169 Borland Avenue Height Variance Monopine Cellular Tower (VA 09-4)

Lead agency name and address:

City of Auburn Community Development Department
1225 Lincoln Way
Auburn, CA 95603

Contact person, phone number, and e-mail:

Lance E. Lowe, AICP, Associate Planner
1225 Lincoln Way, Room 3
Auburn, CA 95603
530-823-4211 x 103
llowe@auburn.ca.gov.

Project location:

The subject property is located at 169 Borland Avenue, approximately 150 feet north of the junction of Gossonia Park Drive and Borland Avenue (APN: 003-150-008).

The project site is located in Section 15, Township 12N, Range 8E on the Pilot Hill 7.5-minute USGS quadrangle (*Attachment 1 - Vicinity Map and Attachment 2 - Aerial Photograph*). Approximate coordinates of the center of the site are 38° 54' 01" north and -121° 03' 52" west.

Project sponsor's name and address:

Lyle Company
3140 Gold Camp Drive, Suite 30
Rancho Cordova, CA 95670
Attn: Jacob Reeves, Zoning Manager

General plan and Zoning designation: The General Plan Land Use designation for the subject property is Industrial (IND). The Zoning for the property is Industrial (M-2).

Surrounding zoning districts are Agricultural Residential (AR) to the north; Industrial (M-2) and Residential Single Family, minimum parcel size 20,000 square feet (R-1-20) to the south; Industrial (M-2) to the west; and, Agricultural Residential (AR) and Residential Single Family, minimum parcel size 10,000 square feet to the east. In addition, a small area has been designated Open Space Public with an Open Space Conservation Zoning (OSC). The intent of the OSC Zoning at this specific location is to provide a buffer between industrial and residential land use for the currently existing residential land uses adjoining the property to the south (*Attachment 3 - Zoning Map*).

Surrounding Land Uses:

South of the project site, legally non-conforming, single family dwellings exist. North and west of the project site, auto repair businesses have been established consistent with the Industrial (M-2) Zone. Bordering the project site on the east is open space that is slated for larger lot residential development with an AR (Agricultural Residential) and Residential, Single Family, minimum parcel size 10,000 square feet (R-1-10) Zoning (*Attachment 4 - Site Photographs*).

Environmental Setting:

Aesthetics: The Borland Avenue area has an industrial appearance, with auto repair, warehousing, and similar type industrial uses in operation. Several legally non-conforming, single family dwellings exist to the south and east. Automobile repair businesses are established on the west. The subject property fronts on the east side of Borland Avenue, with views of the American River Canyon Area to the east. The American River Canyon Area is a designated scenic corridor area according the City of Auburn General Plan (*Attachment 5 - View shed Map*). The project is located outside of this designated scenic corridor area, but can be viewed from the corridor. Several coniferous trees of varying heights are located on the eastern portion of the property; the tallest of which is approximately 60 feet in height.

Air Quality: The proposed project area is within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is classified as a non-attainment area for federal standards for ozone. Placer County is also designated as a non attainment area for State ozone ambient air quality standards and non attainment for State particulate matter standards (CARB 2006).

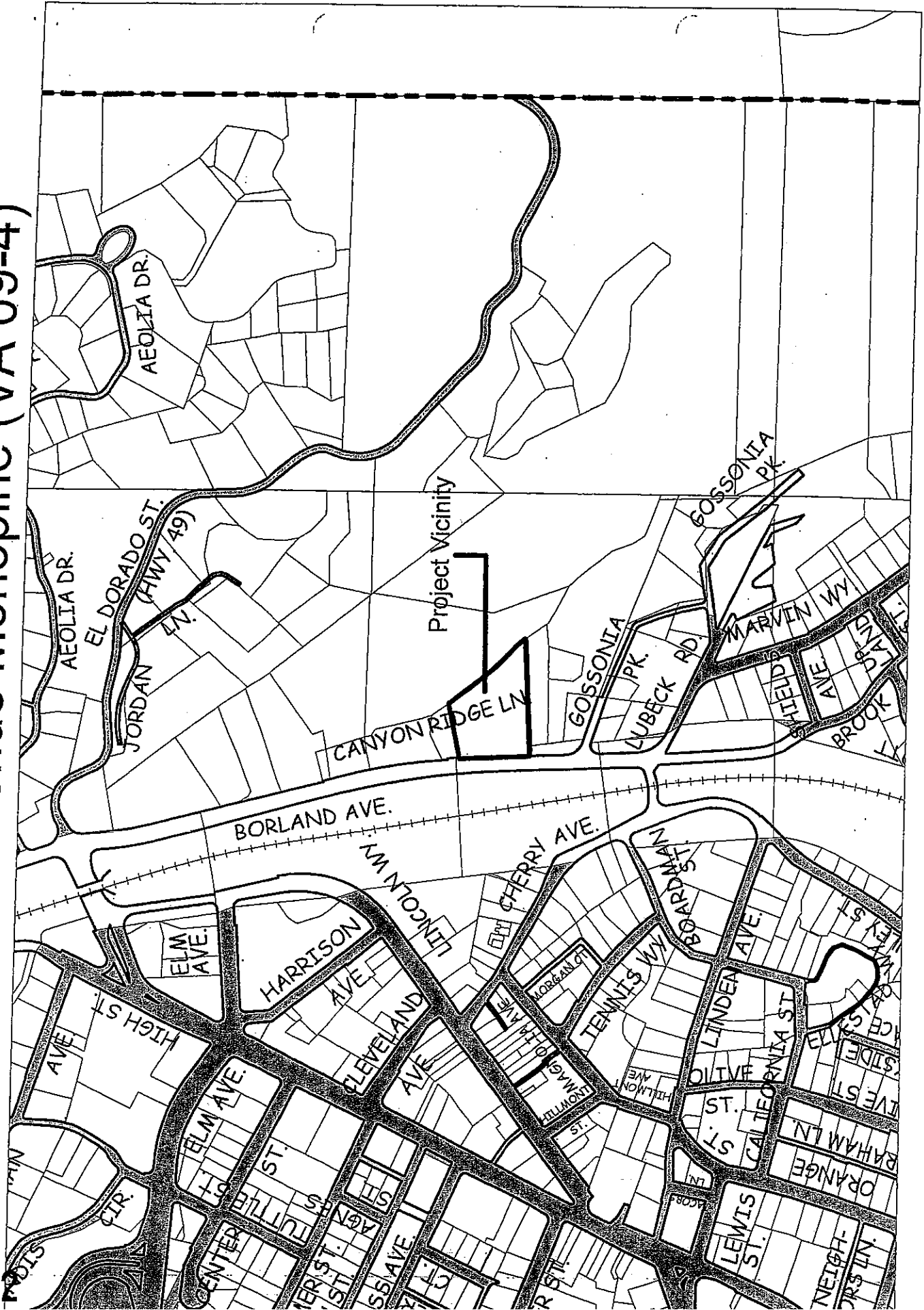
Biological / Cultural Resources: The entirety of the project site has been previously graded and paved so the likelihood that biological and /or cultural resources would be impacted is slight.

Geology and Soils: The site topography generally slopes from south to northeast with an approximate 2% slope. The site has been previously graded and paved to serve an existing 6,000 square foot warehouse with parking and related uses.

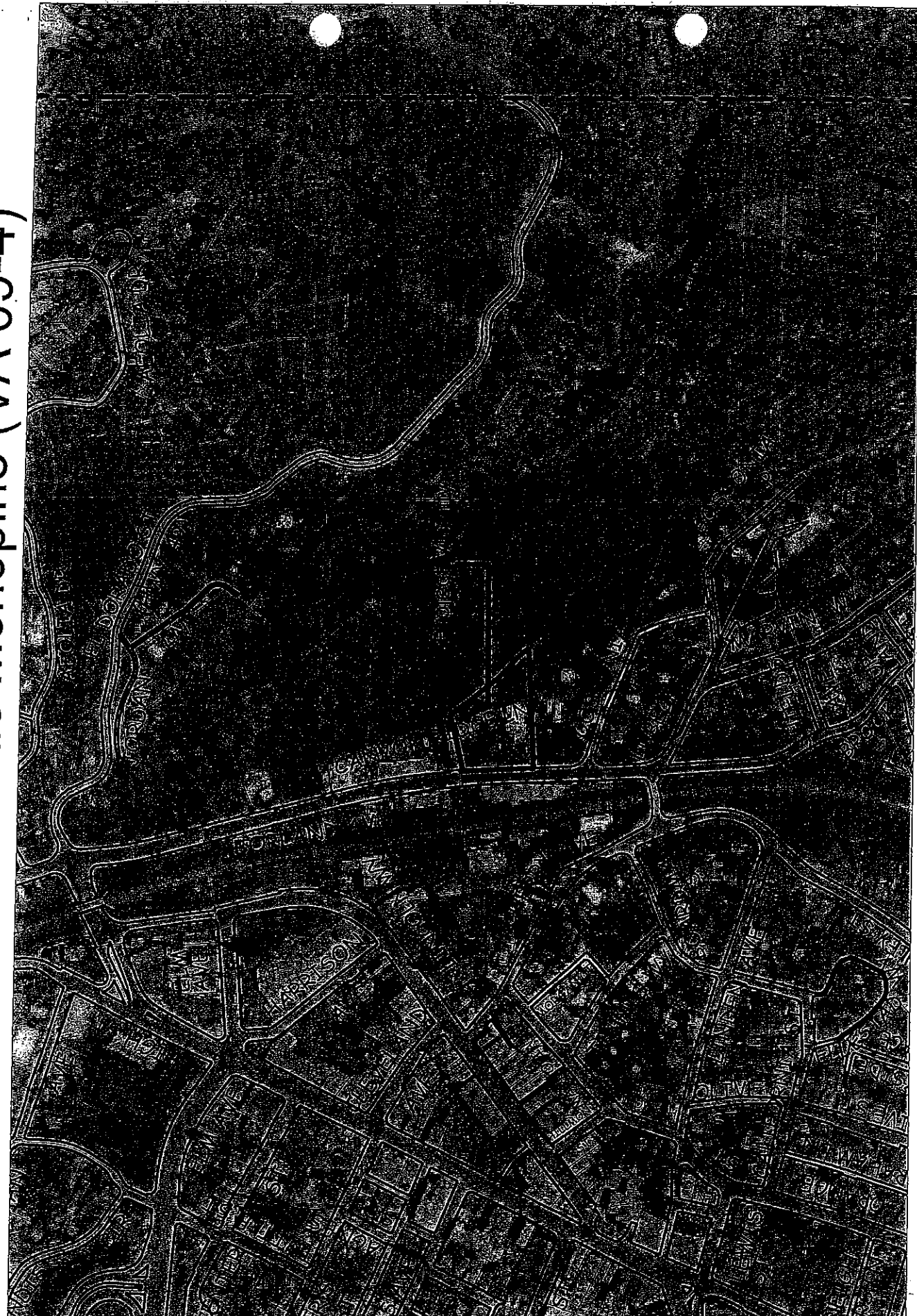
Hazards and Hazardous Materials: A search of available environmental records conducted indicates that the project site is not listed as a hazardous materials site and no listed sites occur within an ASTM standard distance radius. Hazardous materials in the vicinity of the project site would typically include products commonly used for cleaning and those commonly used for manufacturing and industrial uses.

Hydrology and Water Quality: No natural waterways occur on the project site. The storm-drain system drains into existing improvements constructed on Borland Avenue. The entirety of the site is graded and paved and drains into the existing improvements along Borland Avenue. No new improvements are anticipated with the proposed project.

169 Borland Avenue Monopine (VA 09-4)

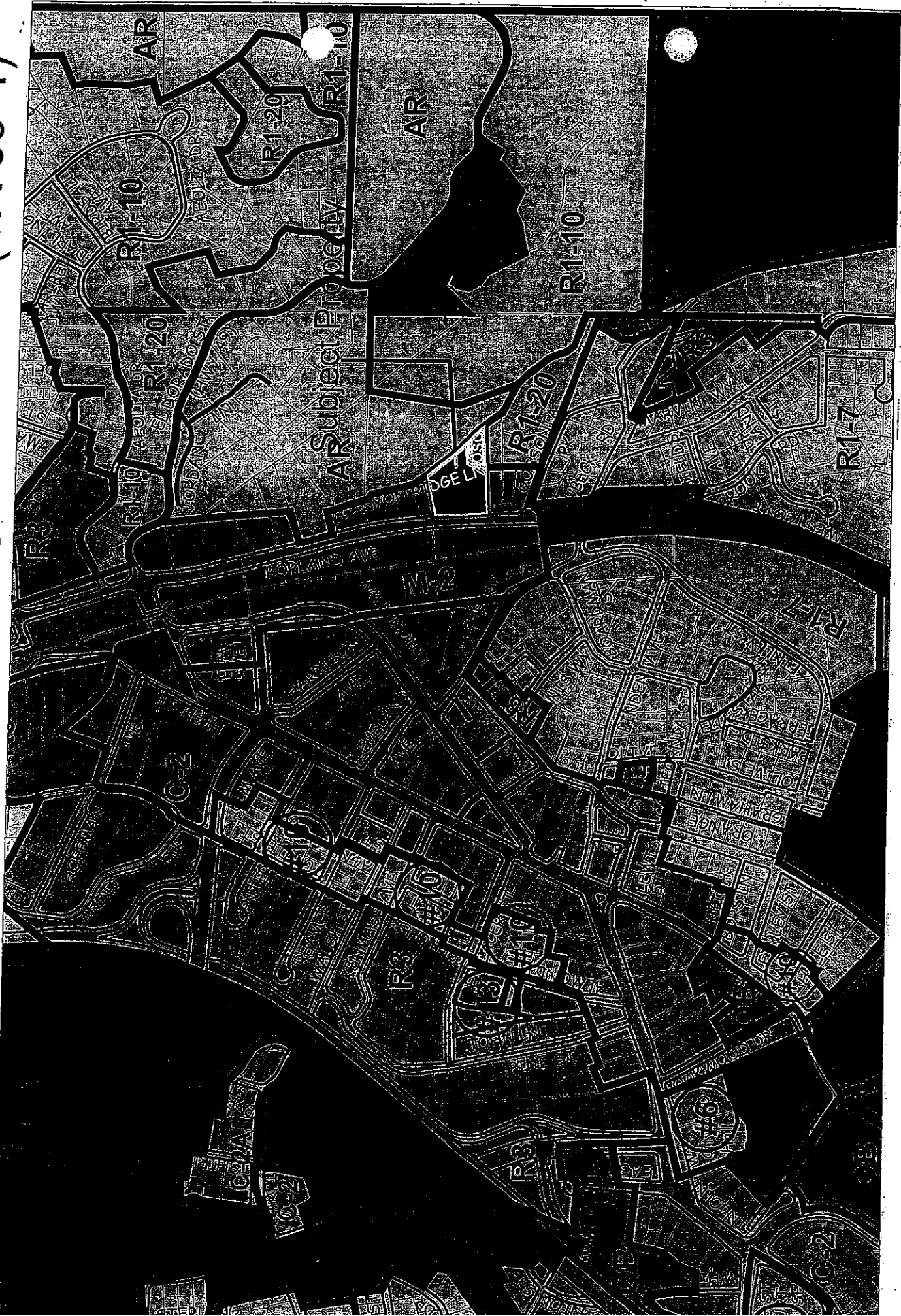


169 Borland Avenue Monopine (VA 09-4)



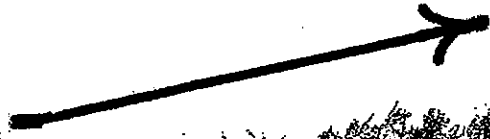
ATTACHMENT 2

by Borland Avenue / Monopine Height Variance (VA 09-4)



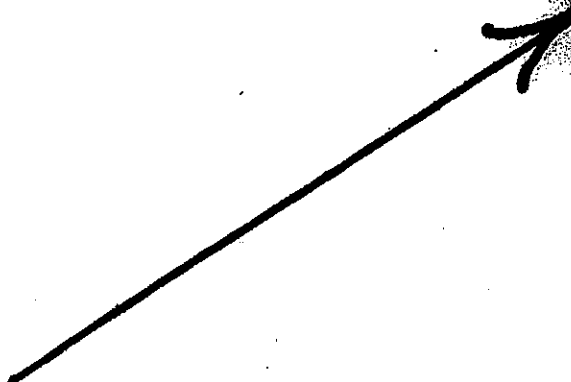
ATTACHMENT 3

Proposed Location of Monopine

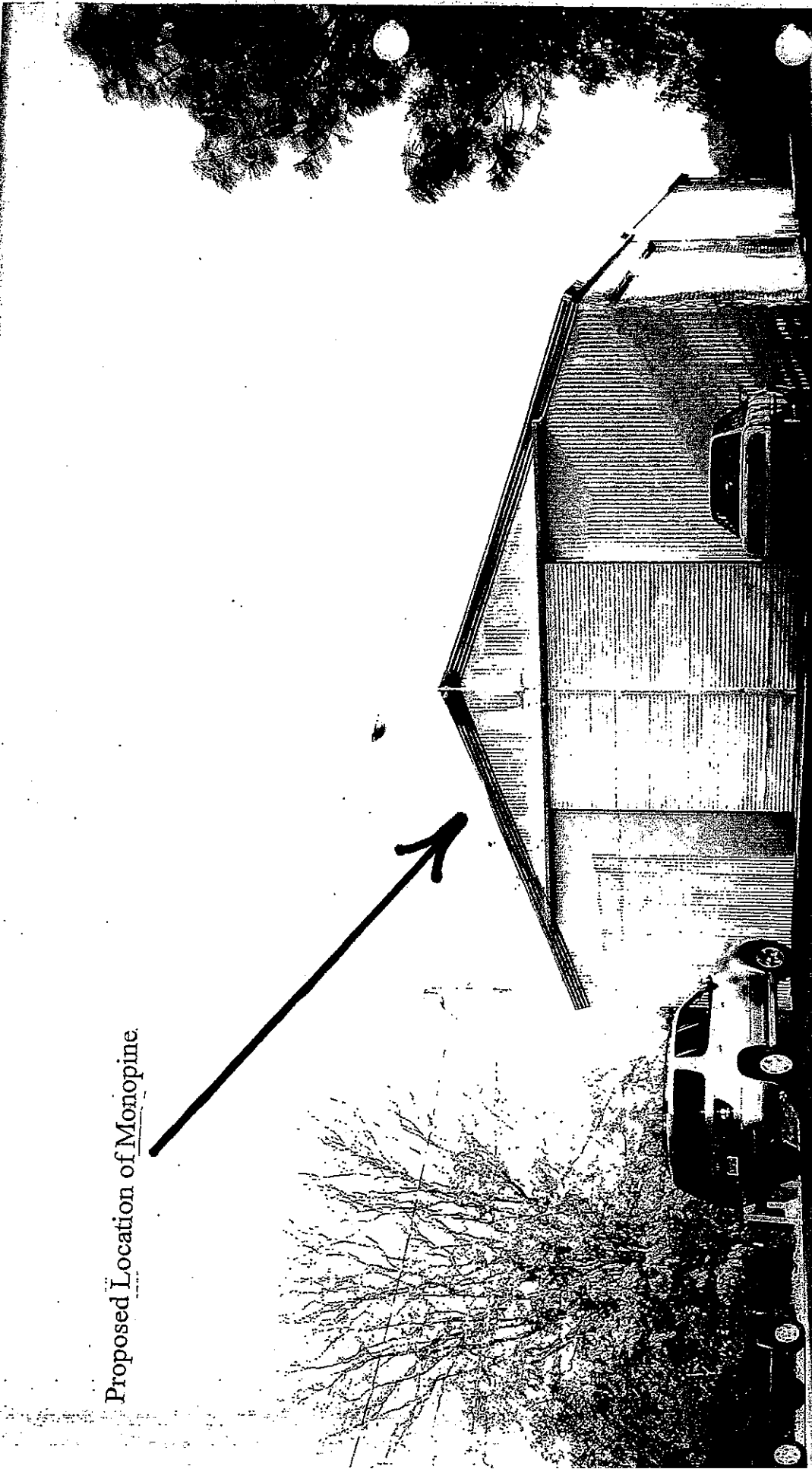


from north end of property on Borland Avenue looking east

Proposed Location of Monopine



Proposed Location of Monopine



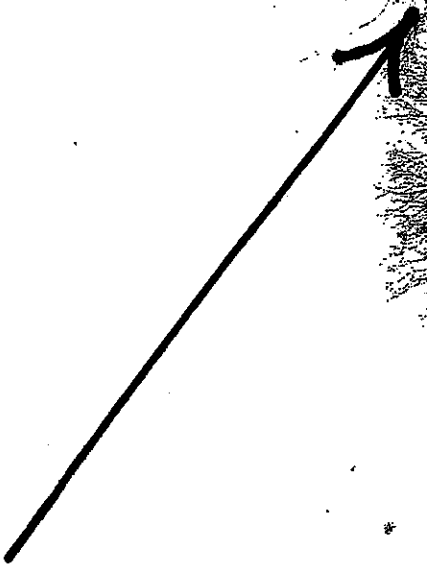
100 south end of property on Borland Avenue looking east



Proposed Location of Monopine

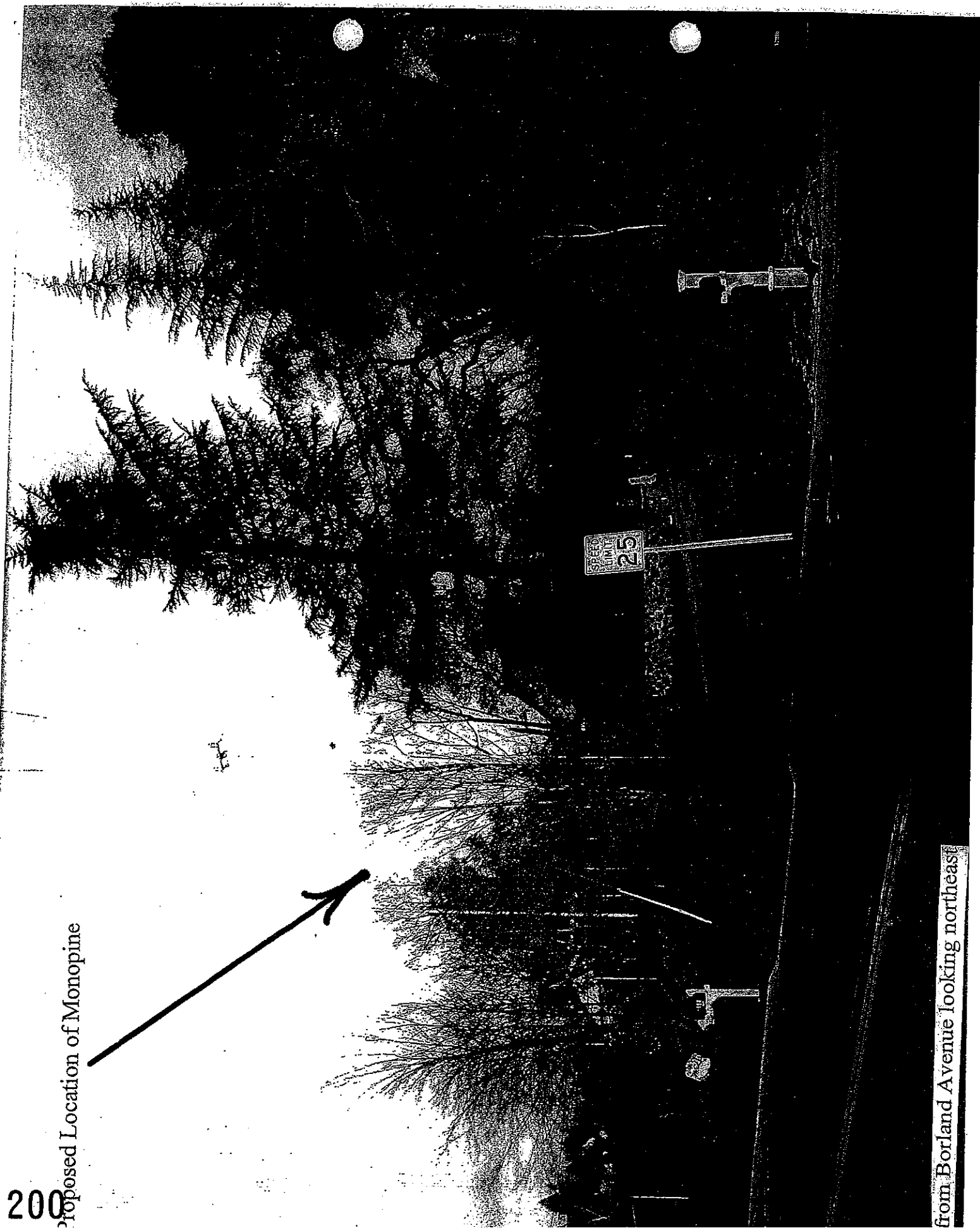
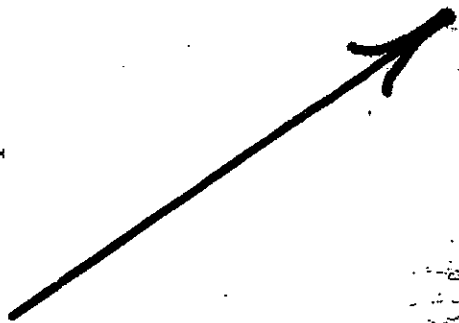
from south end of property on Borland Avenue looking east

Proposed Location of Monopine



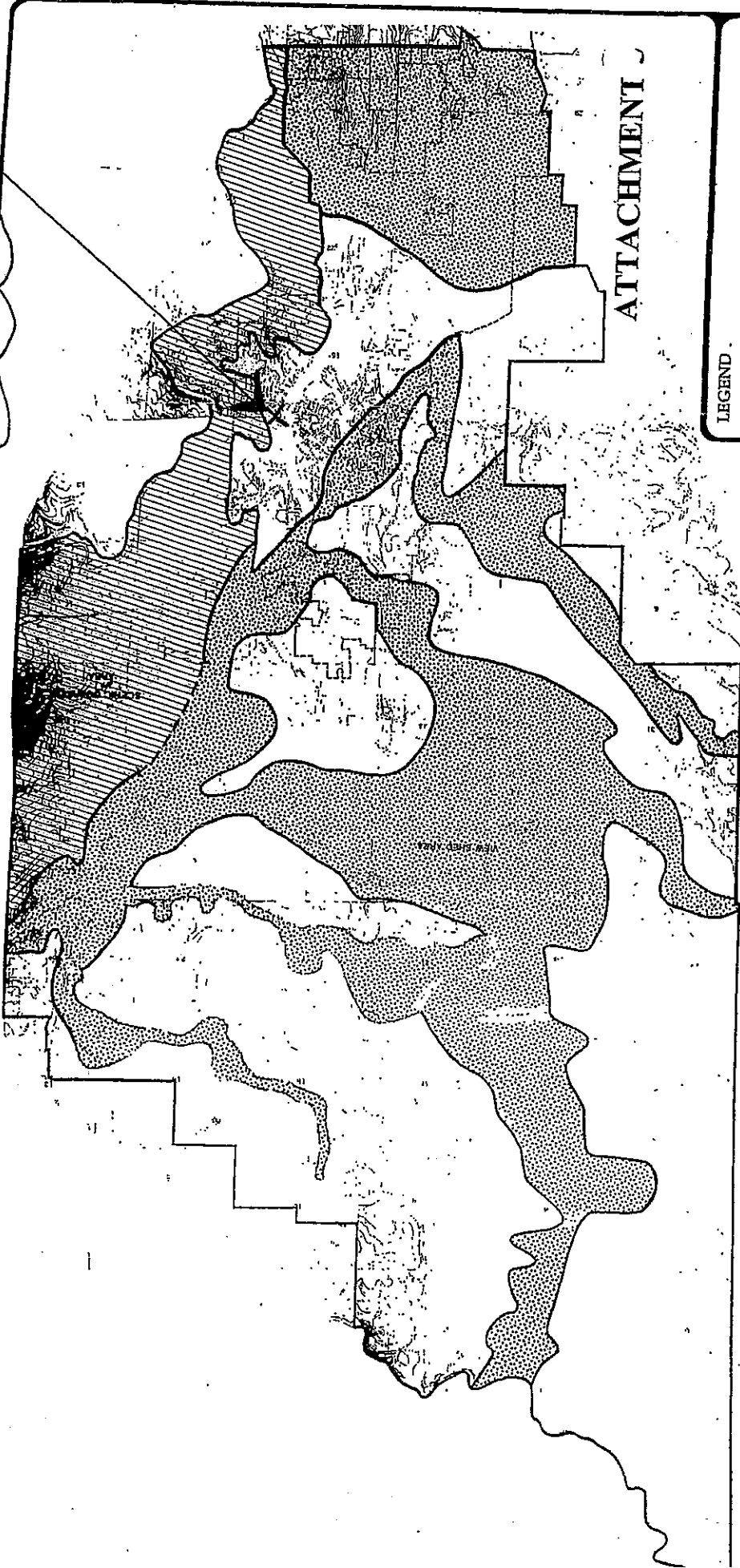
199 Borland Avenue looking northeast

Proposed Location of Monopine



from Borland Avenue looking northeast

PROJECT
LOCATION



ATTACHMENT

LEGEND

- Scenic Corridor Area
- Viewshed Area



FIGURE
VII-8

Placer County Resource Conservation District

CITY OF AUBURN GENERAL PLAN Viewsheds

Planning • Engineering • Landscape Architecture
Bartholomew & Associates, Inc.
California

PROJECT DESCRIPTION

The project consists of a height Variance for a proposed 78 foot monopine cellular tower with twelve - ±8 foot panel antennas at an approximate 70 foot centerline and two - 2 foot microwave antennas at an approximate 60 foot centerline. A Height Variance is required since the maximum height of structures permitted in the Industrial (M-2) Zone is forty (40) feet. AT&T is also proposing to locate nine (9) Base Transceiver Station (BTS) cabinets and associated utilities within a 30 by 40 (1,200 sq. ft.) foot leased area. The leased area will be secured by a six (6) foot chain linked fence. The six (6) foot chain link fence includes brown vinyl slates for screening. The antennas and mounts will be painted to match the color of the proposed monopine. The proposed monopine pole will be painted brown while the branches will be green in color (*Attachment 6 - Project Plans*).

Access to the proposed cellular tower will be from the existing driveway curb cut on Borland Avenue. An approximate eighteen foot access and utility easement connecting to Borland Avenue is being reserved on the south end of the property for access and utility services.

Photo simulations have been prepared for the proposed monopine cellular tower. The photo simulations are attached as *Attachment 7*.

A search ring was prepared for the site which is attached as *Attachment 8*. The results of the search ring indicate that the site will provide coverage in State Hwy 49 between Oakwood Drive and Canyon Drive. Coverage will also be improved on Borland Avenue running north-south between Electric Street and Virginia Street. Improved coverage on High Street and Lincoln Way to the south and small business on surrounding streets is also anticipated.

A Radio Frequency (RF) Analysis was prepared by Evan Wappel dated September 29, 2009 for the project site. The analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the antennas, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) standards (*Attachment 9 - Radio Frequency Analysis*). Based upon information provide by AT&T Mobility and the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the proposed AT&T Mobility site to be located at 169 Borland Avenue, will comply with the FCC's current prevailing standard for limiting human exposure to RF energy.

General Plan Land Use Designation

The project area has a land use designation of Industrial (IND), according to the *City of Auburn General Plan*. The Industrial designation allows for a variety of general industrial uses.

Zoning Designation

The *City of Auburn Zoning Ordinance* designates the project site within the Industrial (M-2) Zone District. This M-2 zone district permits a variety of industrial uses, including, but not limited to the following:

Aggregate storage;
Agricultural spray yards;
Automobile parts (wholesale);
Bulk petroleum storage;

Dry mix and ready concrete mix plants;
Feed and fuel (wholesale);
Planing mills;
Sawmills;

Truck terminals, repairs and parts;
Welding shops;

Wholesale lumber sales and storage; and,
Food processing.

Utilities

Water Supply: The subject property is connected to Placer County Water Agency (PCWA) lines that have been extended to serve the site. The proposed monopine cellular tower is not anticipated to require additional water supply to the site.

Sanitary Sewer: The nearest sanitary sewer connection is located along Borland Avenue. The proposed monopole cellular site is not anticipated to require extension of sanitary sewer services.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located on Borland Avenue and presently serve the subject site. The proposed monopine will be connected to existing utilities along Borland Avenue. Along the southern end of the property, a ±6 foot easement is proposed for utilities. No further extension of utilities is anticipated to serve the proposed project.

Drainage

Existing drainage facilities consisting of curb and gutter have been previously constructed along Borland Avenue. The entirety of the subject property has been graded and paved. The property site drains into the existing improvements constructed along Borland Avenue. Drainage systems have been designed to convey 10-year and 100-year design storms and mitigate any potential runoff increases as outlined in the Placer County Storm water Management Manual. The proposed project is not anticipated to require additional drainage improvements for the site.

Offsite Improvements

No offsite improvements are proposed or anticipated as part of the proposed project.

Regulatory Setting and Required Agency Approvals

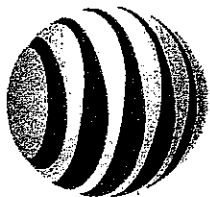
No Responsible and/or Trustee Agency permits are required. The following City of Auburn approvals are required prior to the installation of the monopine cellular tower:

City of Auburn Department of Public Works – Improvement Plan approvals;

City of Auburn Community Development Department – Site Plan and Building Plan Approvals and Conditions of Approval compliance verification.

City of Auburn Building Department – Building, Mechanical, and Electrical Permits;

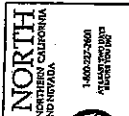
City of Auburn Fire Department – Site Plan and Building Plan Approvals.



at&t

CN1898C SR-49

169 BORLAND AVE.
AUBURN, CA 95603



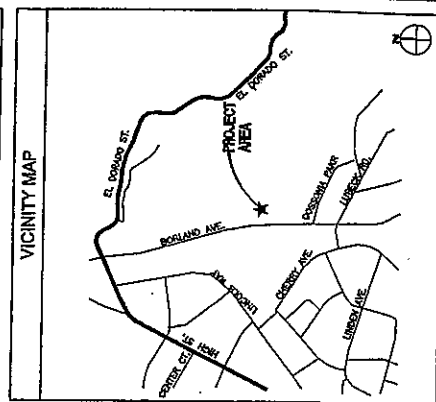
<p>4430 ROSEWOOD DR. PLEASANTON, CA 94566</p>		<p>PROJECT INFORMATION:</p> <p>CN1898C SR-49</p> <p>169 BORLAND AVENUE AUBURN, CA 95603</p>		<p>CURRENT ISSUE DATE: 09/28/09</p>		<p>ISSUED FOR: 100% ZONING DRAWING</p>		<p>REV. DATE: DESCRIPTION:</p> <table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>A</td> <td>08/13/09</td> <td>100% ZONING DRAWING (AM)</td> </tr> <tr> <td>B</td> <td>09/28/09</td> <td>100% ZONING DRAWING (RD)</td> </tr> </table>		REV.	DATE	DESCRIPTION	A	08/13/09	100% ZONING DRAWING (AM)	B	09/28/09	100% ZONING DRAWING (RD)	<p>PLANS PREPARED BY:</p> <p> CJP</p> <p>100% ZONING DRAWING 100% ZONING DRAWING 100% ZONING DRAWING</p>		<p>CONSULTANT:</p> <p> L L L E</p> <p>3140 CINDY CAMP DR. SUITE 30 RANCHO CORONA, CA 92780</p>		<p>DRAWN BY: JPM</p> <p>CHECKED BY: SAS</p> <p>LICENSER:</p>		<p>SHEET TITLE: TITLE SHEET</p>		<p>SHEET NUMBER: T-1</p>	
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A	08/13/09	100% ZONING DRAWING (AM)																										
B	09/28/09	100% ZONING DRAWING (RD)																										

<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWING.</p> <p>CONTRACTOR SHALL VERIFY ALL PLANS AND CARRYING DIMENSIONS AND LOCATIONS OF ALL STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SALE.</p>		<p>SHEET INDEX</p> <table border="1"> <tr> <th>SHEET</th> <th>DESCRIPTION</th> </tr> <tr> <td>T-1</td> <td>TITLE SHEET, SITE INFORMATION AND VICINITY MAP</td> </tr> <tr> <td>L-1</td> <td>TOPOGRAPHIC SURVEY</td> </tr> <tr> <td>A-1</td> <td>SITE PLAN</td> </tr> <tr> <td>A-2</td> <td>ENLARGED SITE PLAN</td> </tr> <tr> <td>A-3</td> <td>EQUIPMENT LAYOUT AND ANTENNA PLAN</td> </tr> <tr> <td>A-4</td> <td>ELEVATIONS</td> </tr> <tr> <td>A-4.1</td> <td>ELEVATIONS</td> </tr> <tr> <td>A-5</td> <td>EQUIPMENT AND ANTENNA DETAILS</td> </tr> </table>		SHEET	DESCRIPTION	T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP	L-1	TOPOGRAPHIC SURVEY	A-1	SITE PLAN	A-2	ENLARGED SITE PLAN	A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN	A-4	ELEVATIONS	A-4.1	ELEVATIONS	A-5	EQUIPMENT AND ANTENNA DETAILS	<p>APPROVALS</p> <table border="1"> <tr> <td>LANDLORD:</td> <td></td> </tr> <tr> <td>CONSTRUCTION MANAGER:</td> <td></td> </tr> <tr> <td>RF ENGINEER:</td> <td></td> </tr> <tr> <td>SITE ACQUISITION MANAGER:</td> <td></td> </tr> <tr> <td>ZONING MANAGER:</td> <td></td> </tr> <tr> <td>UTILITY COORDINATOR:</td> <td></td> </tr> <tr> <td>PROGRAM REGIONAL MANAGER:</td> <td></td> </tr> <tr> <td>NETWORK OPERATIONS MANAGER:</td> <td></td> </tr> </table>		LANDLORD:		CONSTRUCTION MANAGER:		RF ENGINEER:		SITE ACQUISITION MANAGER:		ZONING MANAGER:		UTILITY COORDINATOR:		PROGRAM REGIONAL MANAGER:		NETWORK OPERATIONS MANAGER:	
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NETWORK OPERATIONS MANAGER:																																							

DRIVING DIRECTIONS

FROM AT&T OFFICE - PLEASANTON, CA

1. HEAD EAST ON ROSEWOOD DR. TOWARD OLD SANTA RITA RD.
2. MAKE A RIGHT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
3. TAKE THE EXIT ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
4. TAKE THE EXIT ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
5. TAKE THE EXIT ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
6. MAKE A LEFT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
7. MAKE A LEFT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
8. MAKE A LEFT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
9. MAKE A LEFT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
10. MAKE A LEFT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
11. MAKE A LEFT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)
12. MAKE A LEFT TURN ONTO 1-580 N. TOWARD SACRAMENTO. (PARKING TOLL ROAD)



PROJECT DESCRIPTION

THIS IS AN UNIMAGED TELECOMMUNICATIONS FACILITY FOR AT&T WIRELESS COMMUNICATIONS CONSISTING OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT.

1. PROPOSED ONE (1) 60' ANTENNA MOUNTED ON CABLE BRIDGE WITHIN EQUIPMENT LEASE AREA.
2. PROPOSED TWELVE (12) PAVILION ANTENNAS ON A 70' HIGH MONOPOLY WITHIN EQUIPMENT LEASE AREA.
3. PROPOSED ONE (1) 60' ANTENNA MOUNTED ON CABLE BRIDGE WITHIN EQUIPMENT LEASE AREA.
4. ALL PROPOSED ANTENNAS, MOUNTING SUPPORTS AND EXPOSED COAX CABLES TO BE PAINTED TO MATCH PROPOSED MONOPOLY BRANCHES.

PROJECT INFORMATION

SITE ADDRESS:	169 BORLAND AVE AUBURN, CA 95603
APN:	003-159-008
PROPERTY OWNER:	EVELYN M. FREDMAN 100% ZONING DRAWING P.O. BOX 3322, COA DANVILLE, CA 94526
LANDLORD:	30' 54' 0.11" N (NAD 83)
LONGITUDE:	121° 03' 52.48" W (NAD 83)
EXISTING ELEVATION:	1259' ASL
HEIGHT OF STRUCTURE:	75' AGL
ZONING:	CITY OF AUBURN
ADJACENT:	AT&T
POWER:	POLE

CODE COMPLIANCE

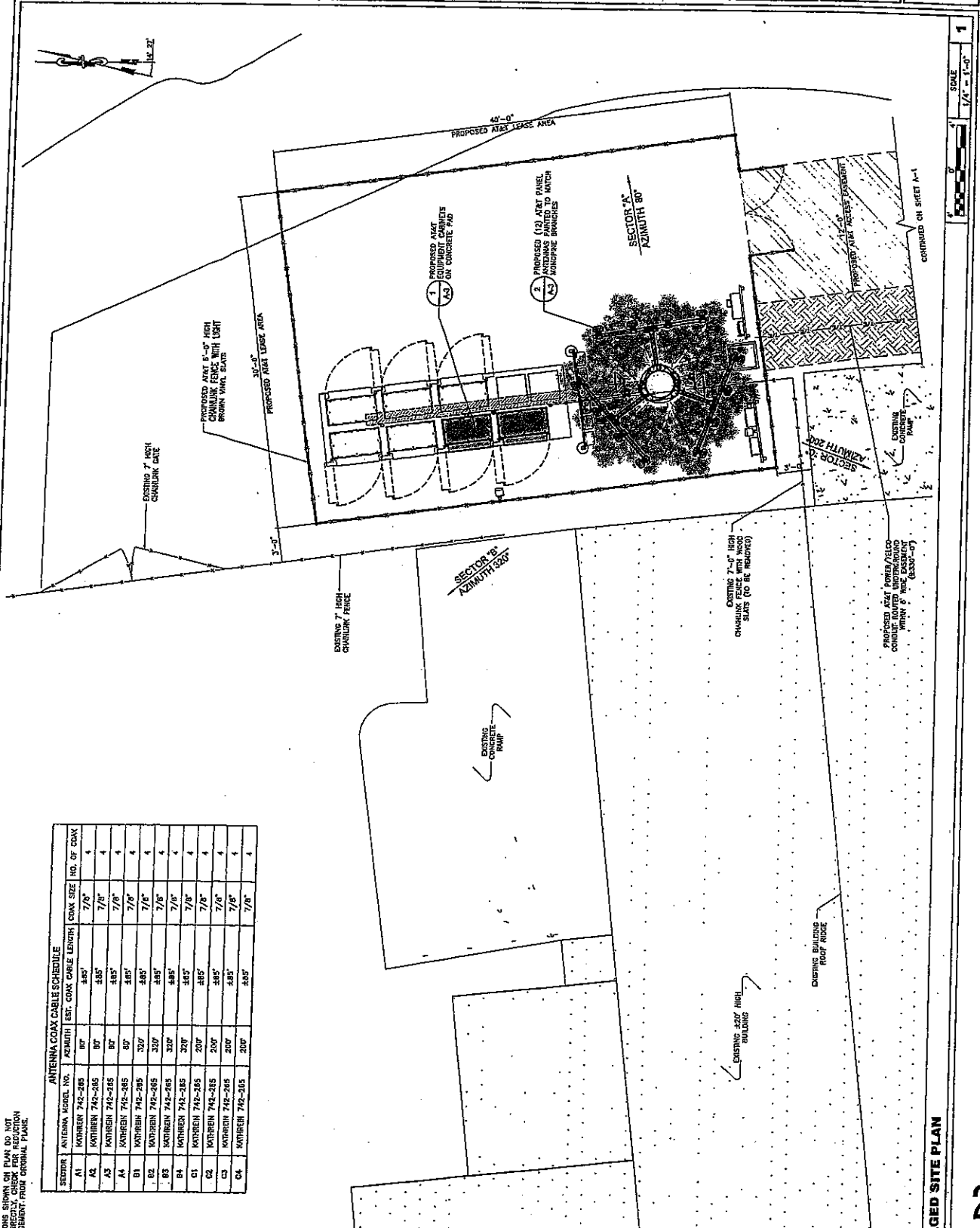
ALL MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS SPECIFIED IN THESE PLANS:












- 1. CALIFORNIA BUILDING CODE
- 2. CALIFORNIA ELECTRICAL CODE
- 3. CALIFORNIA FIRE CODE
- 4. CALIFORNIA PLUMBING CODE
- 5. CALIFORNIA MECHANICAL CODE
- 6. CALIFORNIA GAS CODE
- 7. CALIFORNIA WIRELESS CODE
- 8. CALIFORNIA WIRELESS CODE
- 9. CALIFORNIA WIRELESS CODE
- 10. CALIFORNIA WIRELESS CODE
- 11. CALIFORNIA WIRELESS CODE
- 12. CALIFORNIA WIRELESS CODE

PROJECT TEAM

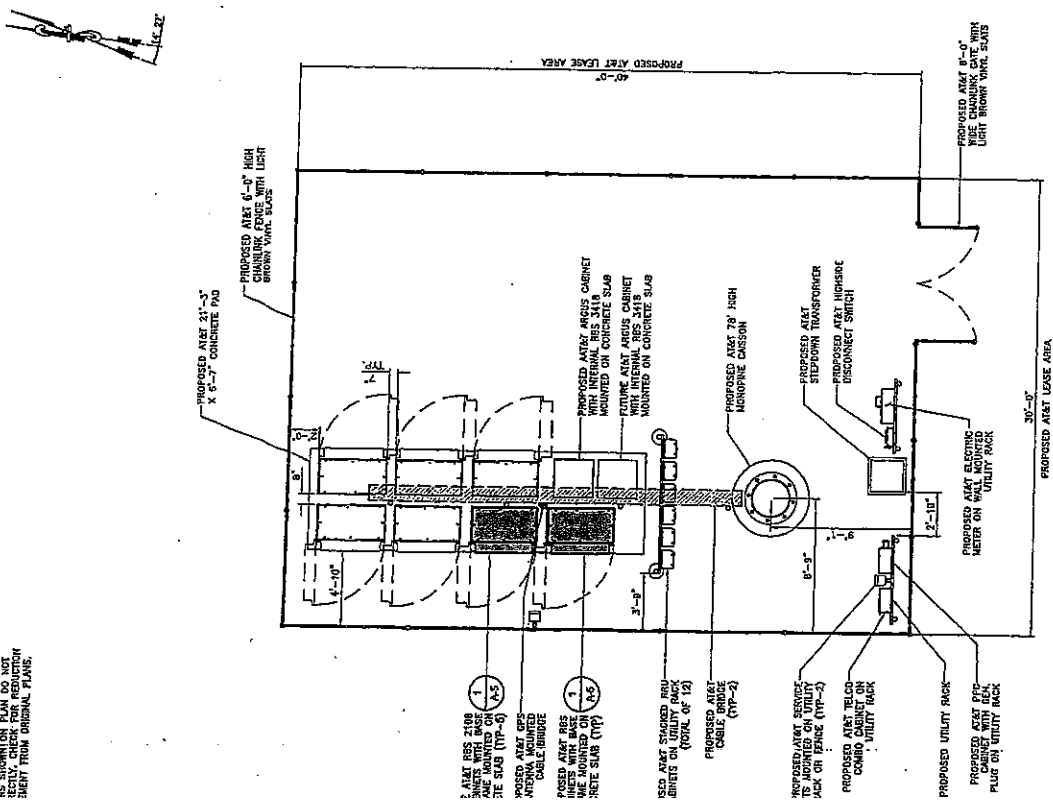
ENGINEER:	AT&T 4430 ROSEWOOD DRIVE PLEASANTON, CA 94566
ZONING MANAGER:	LYNE COMPANY 100% ZONING DRAWING RANCHO CORONA, CA 92780 CONTACT: JACOB BERTS 909-799-1000 FAX: (916) 258-7099 EMAIL: jberts@lyne.com
CONSTRUCTION MANAGER:	CONSTRUCTION 9160 STONERIDGE MALL DR. DUBLIN, CA 94568 CONTACT: JACOB BERTS PHONE: (916) 276-0953 EMAIL: jberts@lyne.com

ANTENNA COAX CABLE SCHEDULE				
SERIAL	ANTENNA MODEL NO.	REMARKS	EST. COAX CABLE LENGTH	COAX SIZE, NO. OF PAYS
A1	KORNFELD 742-285	80'	485'	7/8" 4
A2	KORNFELD 742-285	80'	485'	7/8" 4
A3	KORNFELD 742-285	80'	485'	7/8" 4
A4	KORNFELD 742-285	60'	485'	7/8" 4
B1	KORNFELD 742-285	320'	485'	7/8" 4
B2	KORNFELD 742-285	320'	485'	7/8" 4
B3	KORNFELD 742-285	320'	485'	7/8" 4
B4	KORNFELD 742-285	320'	485'	7/8" 4
C1	KORNFELD 742-285	200'	485'	7/8" 4
C2	KORNFELD 742-285	200'	485'	7/8" 4
C3	KORNFELD 742-285	200'	485'	7/8" 4
C4	KORNFELD 742-285	200'	485'	7/8" 4

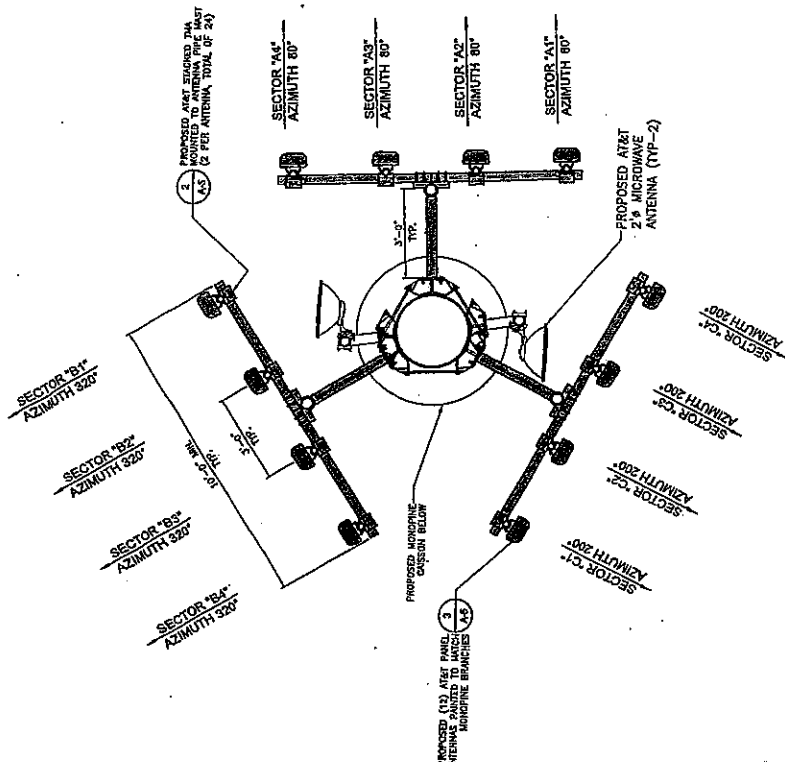


	4433 ROSEWOOD DR. PLEASANTON, CA 94588	PROJECT INFORMATION:	CN1898C SR-49 169 BORLAND AVENUE AUBURN, CA 95603	CURRENT ISSUE DATE: 09/28/09	ISSUED FOR:	100% ZONING DRAWING	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">REV./DATE</th> <th style="width: 10%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">CHKD</th> <th style="width: 10%;">APPD</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td>1</td> <td>04/13/09</td> <td>100% ZONING DRAWING (SD)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>05/24/09</td> <td>100% ZONING DRAWING (SD)</td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV./DATE	DESCRIPTION	BY	CHKD	APPD	DATE	1	04/13/09	100% ZONING DRAWING (SD)				2	05/24/09	100% ZONING DRAWING (SD)																					
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2	05/24/09	100% ZONING DRAWING (SD)																																									
PLANS PREPARED BY:						CONSULTANT:																																					
4433 ROSEWOOD DR. PLEASANTON, CA 94588 TEL (925) 864-5699			169 BORLAND AVE. AUBURN, CALIFORNIA 95603 TEL (925) 864-5699			3440 GARDEN OF EASE, 3D PACIFIC COAST, CA 92650			DRAWN BY: _____ CHKD: _____ APPD: _____ LIC# _____																																		
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CURRENT ISSUE DATE:			09/28/09			ISSUED FOR:			100% ZONING DRAWING																																		
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PROJECT INFORMATION:			CN1898C			SR-49			100% ZONING DRAWING																																		
CURRENT ISSUE DATE:																																											

NOT SHOWN ON PLAN DO NOT
EXIST. CHECK FOR REDUCTION
HEIGHT FROM ORIGINAL PLANS.



NOTE:
MICROWAVE BRANCHES NOT SHOWN FOR CLARITY



4450 BOWEN RD.
PLEASANTON, CA 94588

PROJECT INFORMATION:

CN1898C
SR-49

189 DORLAND AVENUE
AUBURN, CA 95603

CURRENT ISSUE DATE:
09/28/09

ISSUED FOR:

100% ZONING DRAWING

REV.	DATE	DESCRIPTION
A	08/13/09	POK ZONING DRAWING JRM
B	09/28/09	100% ZONING DRAWING RSD

PLANS PREPARED BY:

CIP CORPORATION
1701 CHURCH AVE.
PLEASANTON, CA 94566
(925) 865-5888

CONSULTANT:

L.H.L.E.
3148 GOLD CUP DR. SUITE 30
RANCHO CORDOVA, CA 95720

DRAWN BY: JRM
CHECKED BY: SAS
INCHES: 1/4" = 1'-0"

SHEET TITLE:

**EQUIPMENT LAYOUT
AND ANTENNA PLAN**

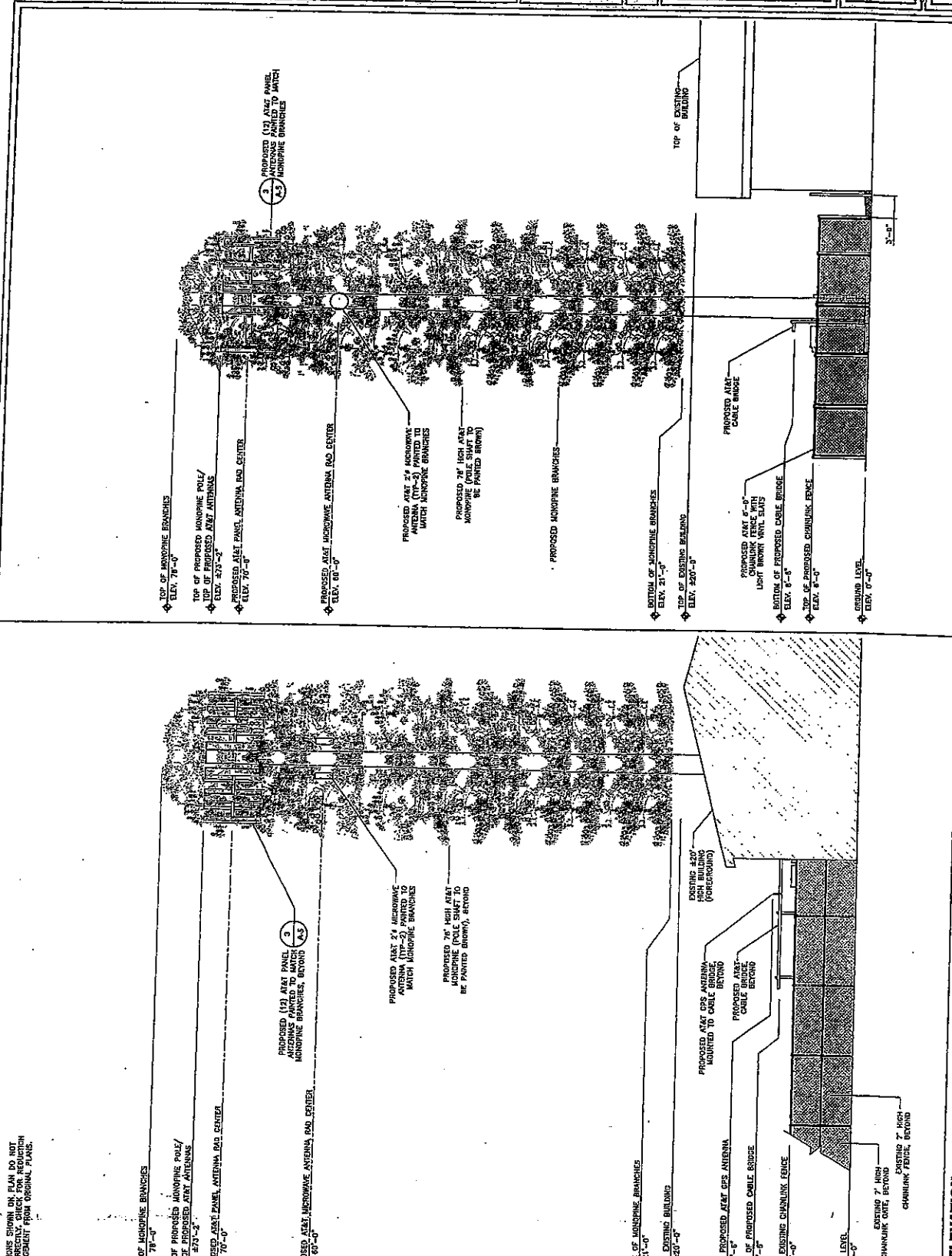
SHEET NUMBER:

A-3



NOTES:

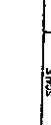
THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE DESIGNER.



ELEVATION



1 NORTH ELEVATION



ELEVATIONS

SHEET NUMBER: A-4.1

1425 RUSSELL DR.
PUEBLO, CO 81001

PROJECT INFORMATION:

CN1898C

SR-49

150 BURLAND AVENUE
AUBURN, CA 95603

CURRENT ISSUE DATE:

09/28/09

ISSUED FOR:

100% ZONING DRAWING

REV. DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION
A	09/15/09	100% ZONING DRAWING
B	09/28/09	100% ZONING DRAWING

PLANS PREPARED BY:

cip

100% ZONING DRAWING

CONSULTANT:

L Y L E

3140 GOLD CAMP DR. SUITE 30
DANFORTH, CA 94520
TEL: (925) 468-2888

DRAWN BY:

JHM

CHECKED BY:

SAS

LICENSER:

CP

SHEET TITLE:

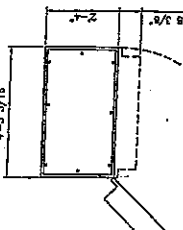
ELEVATIONS

SHEET NUMBER:

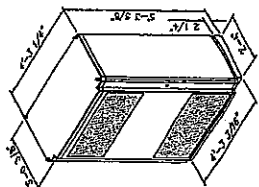
A-4.1

31E

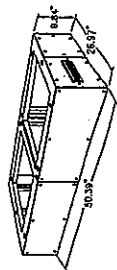
DOES SHOWN ON PLAN DO NOT
NECESSARILY REPRESENT REDUCTION
CENTER FROM ORIGINAL FIGURE.



RBS 210S
PLAN VIEW



RBS 210S
FRONT ISOMETRIC VIEW



RBS 210S
FRONT ISOMETRIC VIEW

RBS 210S MINIMUM CLEARANCES			
DIRECTION	MINIMUM CLEARANCE		
NET FRONT	52"		
NET REAR	0"		
NET LEFT	3" FOR 60" DOOR SWING 35" FOR 135" DOOR SWING		
NET RIGHT	0"		
ETHE CABINET	42"		

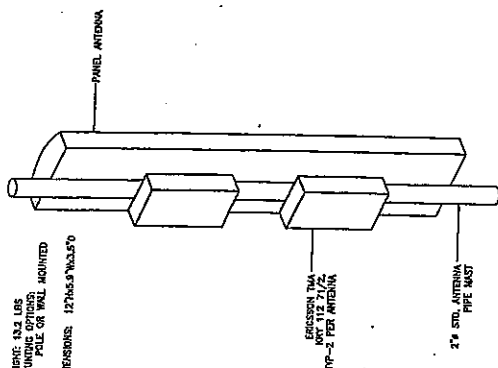
RBS 210S DIMENSIONS			
CABINET	APPROX. WEIGHT W/O BATTERIES	APPROX. WEIGHT WITH BATTERIES	DOOR WEIGHT
RBS 210S	1148 LBS	1455 LBS	331 LBS
			1786 LBS

RBS 210S DIMENSIONS	
CABINET	HEIGHT x WIDTH x DEPTH
RBS 210S	63 5/8" x 51 3/16" x 35 3/8"

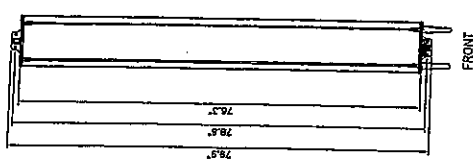
MENT DETAIL (RBS 210S)

MANUFACTURER: ERICSSON
MODEL #: RBT 112 71/2

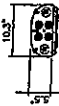
WEIGHT: 15.2 LBS
MOUNTING: 127 HAS 5 WALL 570
DIMENSIONS: 127 HAS 5 WALL 570



TNA DETAIL



FRONT



BOTTOM

MANUFACTURER: KOTHEIN
MODEL #: 742-285
FREQUENCY RANGE: 1710-2160 MHz
WEIGHT: 52.9 LBS
STANDARD MOUNTING HARDWARE
FOR 2\"/>

ANTENNA DETAIL

4130 RISEWOOD DR.
PLACANTON, CA 94660

CN1898C
SR-49
18980 BROADWAY
ANN ARBOR, MI 48103

CURRENT ISSUE DATE: 09/28/09
ISSUED FOR: 100% ZONING DRAWING

REV. DATE: 09/28/09
REV. DESCRIPTION: 100% ZONING DRAWING
A 09/28/09 100% ZONING DRAWING
D 09/28/09 100% ZONING DRAWING

PLANS PREPARED BY: **cjp**
100% ZONING DRAWING
100% ZONING DRAWING
100% ZONING DRAWING

CONSULTANT: **LYLE**
3140 5TH AVE. S.W. SUITE 30
KANSAS CITY, MO 64111
TEL: (816) 461-1000
FAX: (816) 461-1001

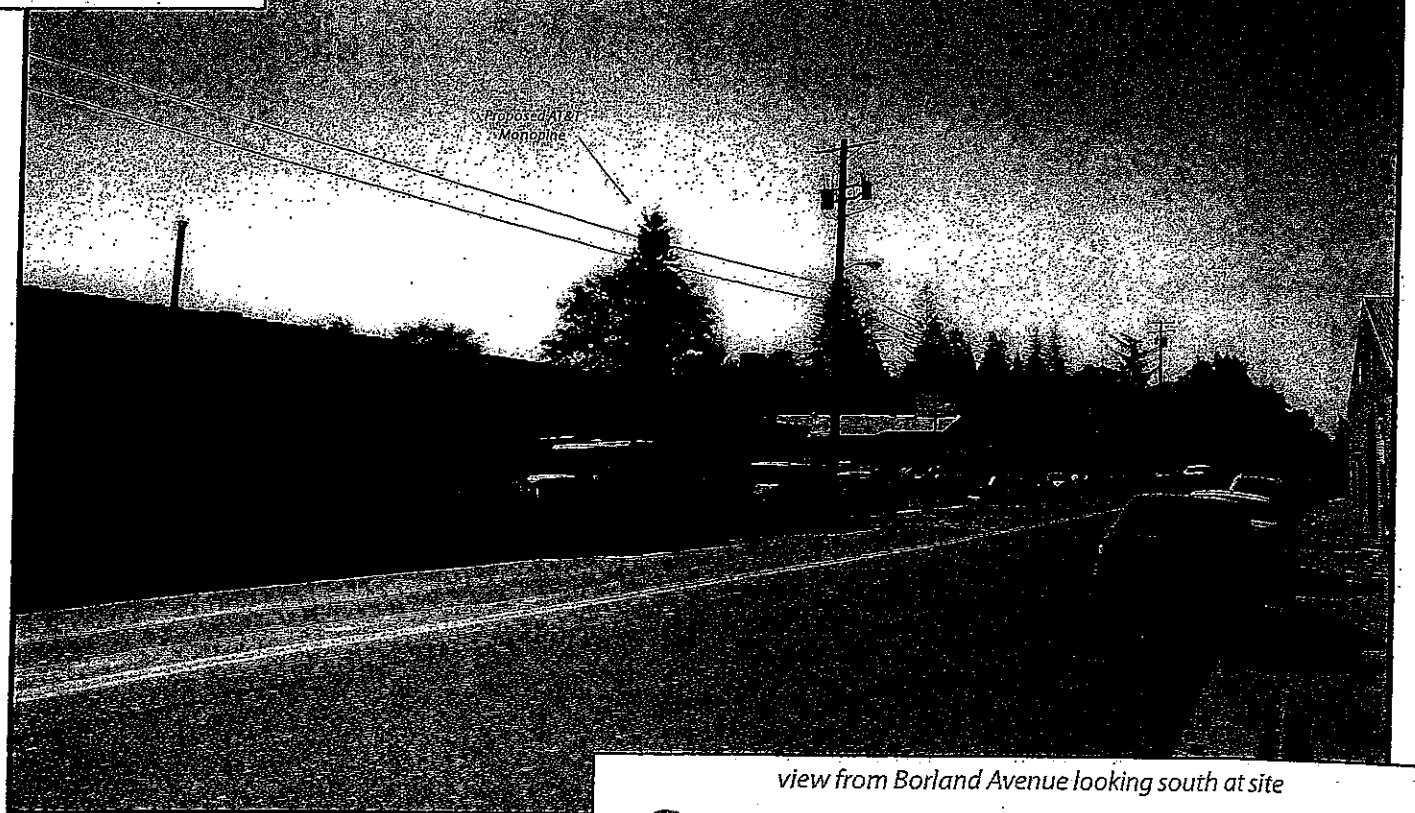
DRAWN BY: JHM
CHECKED: PPS
DATE: 09/28/09

SHEET TITLE: EQUIPMENT AND ANTENNA DETAILS
SHEET NUMBER: A-5

Existing



Proposed



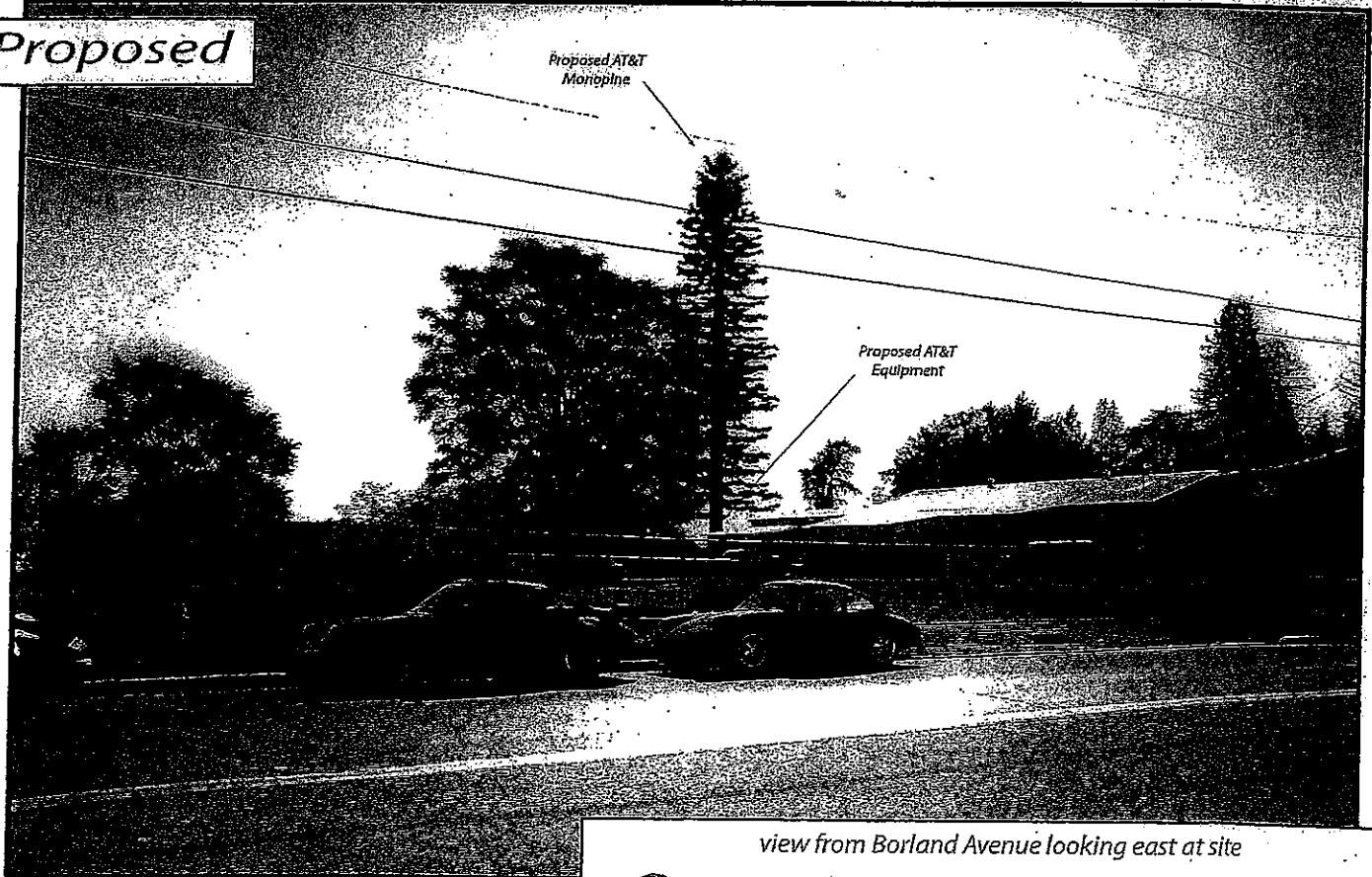
view from Borland Avenue looking south at site



Existing



Proposed

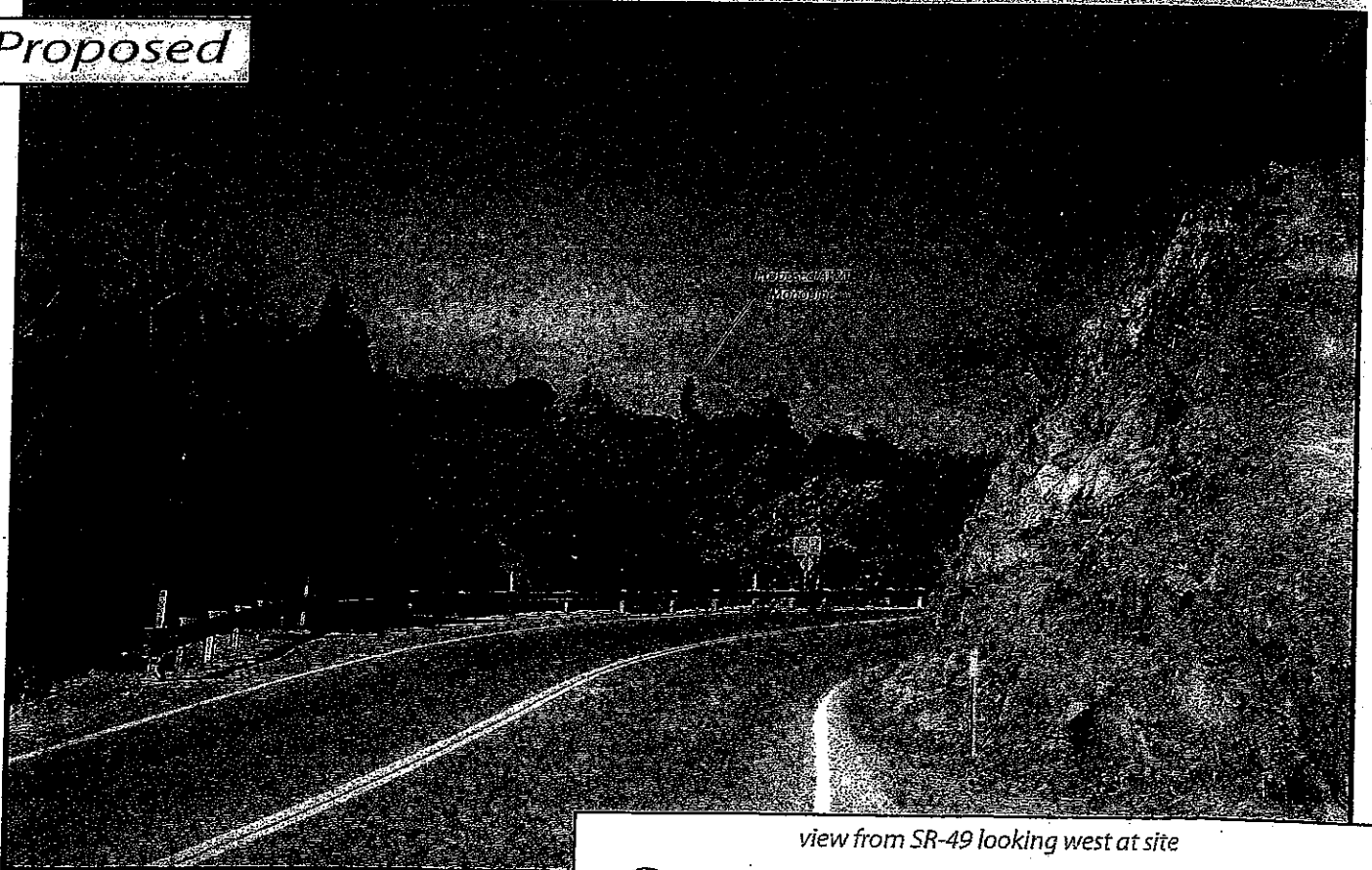


view from Borland Avenue looking east at site

Existing



Proposed



view from SR-49 looking west at site



Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "NO Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A "NO Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) **"Potentially Significant Impact"** is appropriate if there is substantial evidence that an effect is significant. If there are one or more **"Potentially Significant Impact"** entries when the determination is made, an Environmental Impact Report (EIR) is required.
- 4) **"Potentially Significant Unless Mitigation Incorporated"** applies where the incorporation of mitigation measures has reduced an effect from **"Potentially Significant Impact"** to a **"Less than Significant Impact."** The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) **"Less-Than-significant Impact:"** Any impact that is expected to occur with implementation of the project, but to a less than significant level because it would not violate existing standards.
- 6) **"No Impact:"** The project would not have an impact to the environment.
- 7) Earlier analyses may be used where, pursuant to Tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration.
- 8) Lead agencies are encouraged to incorporate into the checklist reference to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|-------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning Housing | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Lance E. Lowe, AICP, Associate Planner

Date

01/07/10

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. AESTHETICS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The aesthetic value of an area is a measure of its visual character and quality, combined with the viewer response to the area (*Federal Highway Administration, 1983*). The visual quality component can best be described as the overall impression that an individual viewer retains from residing in, driving through, walking through, or flying over an area. Viewer response is a combination of viewer exposure and viewer sensitivity. Viewer exposure is a function of the number of viewers, the number of views seen, the distance of the viewers, and the viewing duration. Viewer sensitivity relates to the extent of the public's concern for a particular view shed (*U.S. Bureau of Land Management, 1980*).

The project site north and west of Borland Avenue is visually characterized by the establishment of industrial uses. The project site south and east consists of legally non-conforming single family dwellings. Immediately south of the project site is a small area of Open space zoning which provides a buffer for the existing single family dwellings to the south and southeast. Views to the east overlook the American River Canyon/Highway 49 Area which has been identified in the City of Auburn General Plan as one of several important view sheds. According to the General Plan (Page VII-33), important scenic routes include the Highway 49 area as described below:

"Highway 49 – This route includes all of Highway 49 located in Placer County. The current alignment begins at the Placer /El Dorado County line at the American River and proceeds up the American River Canyon through the City of Auburn and north to the Placer /Nevada County line at Bear River. This route is an important link in the "Golden Chain" which winds through the historic Mother Lode country and is included in the State Scenic Highway Master Plan. With the planning area, Highway 49 is characterized by urban landscapes both in the City and County, and rural native landscapes north of Joeger Road to the Nevada County line."

City of Auburn General Plan Goal 6 and corresponding Policy 6.1 noted below serve to preserve and protect open space areas identified as having scenic value:

Goal 6: Protect Visual Resources.

Policy 6.1: Enhance and protect scenic resources visible from scenic routes in the Auburn Area.

No other scenic resources, including, but not limited to: trees, rock outcroppings, and historic buildings are located on the subject property.

Sources of existing light in the project area are streetlights, buildings and parking lot lighting on Borland Avenue. Other sources of light and glare include vehicles traveling along Borland Avenue.

IMPACTS

- a)-c) The proposed cellular monopine tower exceeds the height of buildings in the Borland Avenue area. The cellular monopole is also located in an area of the City that has been identified as an important scenic corridor area known as the American River Canyon/Highway 49 area. The project would alter the view from the City-designated scenic corridor from Borland Avenue and State Highway 49 by placing a cellular tower on a property that is visible from both Borland Avenue and the American River Canyon/State Highway 49 area, thus requiring additional design considerations and / or mitigation measures to assure that potential aesthetic impacts are reduced to a less than significant level.

A project would normally have a substantial adverse effect on a scenic vista where it obstructs views from a designated scenic highway or arterial roadway, or through removal of natural features or addition of man-made features or structures which degrades the visual intactness and unity of the scenic vista.

In an effort to implement the above noted General Plan Goal and policy and reduce potential aesthetic impacts to the American River Canyon/Highway 49 Area to a less than significant level, the proposed cellular antenna has been sited behind an existing warehouse thereby reducing visual impacts from Borland Avenue. In order to protect and/or reduce potential aesthetic impacts to the Borland Avenue view shed, the applicant has located the proposed monopine at the southwest rear portion of the property behind an existing $\pm 6,000$ square foot warehouse building. The warehouse building is approximately 20 feet in height. The existing warehouse building conceals the proposed $\pm 1,200$ lease area containing the requisite utilities to support the proposed monopine. Additionally, the cellular antenna has been designed as a pine tree in an effort to blend into the natural environment of the American River Canyon/Highway 49 Area. As the project plans describe/depict, the proposed "monopine" appears to replicate existing trees in the project vicinity. The design of the proposed monopine replicates a pine tree, with branches and colors that are intended to reduce visual impacts of the proposed tower and antennas. The base of the monopine will be painted brown and the branches will be green in color.

To assess the visual impacts of the proposed monopine, the applicant has provided photo simulations of the proposed monopine cellular tower. The photo simulations are viewed from Borland Avenue looking southeast; Borland Avenue looking east and from State Highway 49 looking west. As the photographs illustrate, the views fronting the property on Borland Avenue are the most visually impacted. Views from American River Canyon /State Highway 49 area show that the proposed cellular tower is taller than the surrounding trees; however, considering the winding roadways along State Highway 49, the views of the cellular monopine will be for a limited duration.

As the photographs illustrate the monopine resembles a pine tree in both features and color (*Attachment 6*). The sighting and design of the proposed monopine should effectively reduce potential aesthetic impacts to the American River Canyon/Highway 49 Area view shed to a less than significant impact. No further design modifications or mitigation measures are proposed.

The proposed project site is not anticipated to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway as these features are not present on the site. These impacts are less than significant. No mitigation measures are proposed.

- d) As designed, the project is not anticipated to create a new source of substantial light or glare thereby affecting day or nighttime views in the area. No lights will be placed on the monopine facility. These impacts are considered less than significant.

II. AGRICULTURE RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The proposed project site is situated on land that has been zoned for industrial use by the City of Auburn. With the exception two homes, the project area has been built out in accordance with the

industrial (M-2) designation. No current agricultural operations exist on the proposed project site or surrounding properties.

IMPACTS

- a)-c) No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is found within the proposed project area. The proposed project site has been zoned for industrial use and is surrounded by urban uses. Since no farmland exists within the project area, the proposed project will not involve conversion of farmland. No impact will occur.

III. AIR QUALITY –

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County. The SVAB is classified as a severe non-attainment area for federal health based on ambient air quality standards for ozone. In addition, Placer County is also designated as a serious non-attainment area for State ozone ambient air quality standards and non-attainment for State particulate matter standards.

Pollutants

Ozone is a pollutant that is not directly emitted, but is formed when oxides of nitrogen (NOx) and reactive organic gases (ROG) undergo a photochemical reaction in the presence of sunlight. This photochemical reaction occurs most readily during the summer ozone season, and therefore emissions of ROG and NOx are of most concern during the summer months. The District works to control ozone levels by controlling NOx emissions.

NOx in the region.

Particulate matter (PM₁₀) is the term used for a mixture of solid particles and liquid droplets found in the air. These particles are small enough to enter the human lungs and cause respiratory and other health problems. Common sources of particulate matter include motor vehicles, industrial emissions, and airborne dust from agricultural and construction activities.

IMPACTS

- a)-e) The site has been previously graded and paved for the existing uses. Minor grading and trenching for utilities is required from Borland Avenue to the lease hold area located at the rear of the project site. Standard Conditions of Approval relating to grading shall be imposed as conditions of the project. Other than minor grading and trenching, the proposed project is not anticipated to involve an activity that may contribute or increase pollutants or particulate matter (PM₁₀).

The project has been forwarded to the Placer County Air Pollution Control District (PCAPCD) for review and comment. To date, no comments have been received from PCAPCD on the proposed monopine cellular tower. No impacts will occur.

IV. BIOLOGICAL RESOURCES –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. BIOLOGICAL RESOURCES –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The majority of the project site has been previously graded and paved to accommodate the existing parking lot improvements that occurred in association with the existing $\pm 6,000$ square foot warehouse building located in the rear (eastern) portion of the site. Areas of the project site southeast of the $\pm 6,000$ square foot warehouse are characterized by an undisturbed tree community. No trees are slated for removal as a result of the project.

IMPACTS

- a)&b) The proposed monopine and related facilities are not anticipated to have a substantial adverse effect upon any species identified as a candidate, sensitive, or special status species. No impact will occur.
- c) The project is not anticipated to have a substantial adverse effect upon federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact will occur.
- d)-f) The project is not anticipated to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance or will the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact will occur.

V. CULTURAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

An existing ±6,000 square foot warehouse is located on the southeast portion of the site. The existing building on the project site is not identified in the *Historical Resources Survey* conducted in 1986 (available from the City of Auburn Community Development Department). No other structures are located on the subject property.

IMPACTS

- a)-c) The project is not anticipated to cause a substantial adverse change in the significance of a historical resource, cause a substantial change in the significance of an archaeological resource or directly or indirectly destroy a unique paleontological resource or feature. No impact will occur.
- d) The proposed lease area is proposed at a location that has been previously graded and paved. The project is not anticipated to disrupt any human remains, including those interred outside of formal cemeteries. Standard conditions relating to cultural resources will be imposed on the project. No impact will occur.

VI. GEOLOGY AND SOILS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

There are no Alquist-Priolo mapped earthquake fault zones within the project area. The nearest confirmed active fault (where movement has occurred in the last 11,000 years) is the Cleveland Hills Fault, located approximately 36 miles northwest of Auburn. Two "potentially active" faults, the Bear Mountain Fault and the Melones Fault lie within 5 miles of Auburn (*City of Auburn General Plan, 1993*).

IMPACTS

- a)-e) The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides, substantial soil erosion or loss of topsoil. Septic tanks are not proposed as part of the project. No impact will occur.

VII. GREENHOUSE GASES –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	-----------------------------------------------------------------	------------------------------------	-----------

Would the project:

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IMPACTS

- a)&b) The proposed project is not anticipated to generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment. The project will not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses. No impact will occur.

VIII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

Based upon a search of the Placer County's Environmental Health Department's web-site, the proposed project site is not listed in any database of hazardous materials sites. Hazardous materials stored and used onsite and on surrounding properties would be associated with common industrial and construction chemicals found in industrial areas and construction sites in the vicinity of the subject property.

The Auburn City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to: fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations. The City's closest fire station is located on Sacramento Street, which is staffed 24 hours a day. This station is located just over 1 mile from the project site.

IMPACTS

- a) The proposed project does not involve an activity that may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No impact will occur.
- b) A Radio Frequency (RF) Analysis was prepared by Evan Wappel dated September 29, 2009 for the project site. The analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the antennas, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) standards.

Based upon information provided by AT&T Mobility and the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the proposed AT&T Mobility site will comply with the FCC's current prevailing standard of limiting human exposure to RF energy.

Due to the location on private property, the general public would not normally be able to approach the antennas. Therefore, no significant impact on the general population is expected. The calculated electromagnetic field strength level in publicly accessible areas is less than the existing standard allows for exposure of unlimited duration. Additionally, due to the mounting method used and fencing of the proposed site with a six (6) foot chain link fence, no significant impact on persons in the vicinity of the project site is expected.

Two conditions have been recommended by the RF Engineer of record. The following two conditions will be required, as project Conditions of Approval:

1. For personal who work within 11 feet of the face of the antenna, a training program in exposure in RF fields is recommended. Maintenance personnel should be instructed to contact the appropriate Carrier prior to working in front of an antenna;
2. A standard blue AT&T Mobility RF "Notice" sign should be posted at the base of the tower.

These Conditions of Approval reduce potential impacts to persons working on the tower to a less than significant level. No mitigation is proposed.

- c)-h) The proposed project does not involve an activity that will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The project is not located on a site which is included on a list of hazardous materials sites.

The project is not located within an airport land use plan or, where such a plan has not been adopted. The project would not result in a safety hazard for people residing or working in the project area.

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impact will occur.

IX. HYDROLOGY AND WATER QUALITY –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Auburn receives an average of 34 inches of rainfall annually. Rainfall can vary substantially from year to year. At the Auburn recording station, annual precipitation has varied from 14 to 65 inches over the past 50 years.

Rainfall is concentrated during winter months with almost 90 percent of annual precipitation typically occurring between November and April (*Placer County 2005*). Site soils fall into Hydrologic Soils Group D, which are soils characterized as having a slow infiltration rate, and thereby a high runoff potential (*Soil Survey of Placer County, California 1980*).

The subject property is located in Flood Zone X (Areas determined to be outside the 500-year flood plain) according to the Flood Insurance Rate Map for the County of Placer, Map No. 06061C0426 F

dated June 8, 1998. Due to the site's topography and location away from any major waterways, flooding is not a concern on the project site.

IMPACTS

- a) The proposed monopine cellular tower is not anticipated to impact water supplies. No impact will occur.
- b)-j) The proposed project is not anticipated to deplete groundwater supplies or interfere substantially with groundwater recharge, alter the existing drainage pattern of the site or area, exceed the capacity of the existing or planned capacity of storm water drainage systems or provide substantial additional sources of polluted runoff, degrade water quality, place housing within a 100 year flood hazard area, seiche, tsunami, or mudflow. No impact will occur.

X. LAND USE AND PLANNING ---

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The project site is surrounded by industrial uses to the north and west consisting of auto repair businesses and warehousing. Adjoining the project site to the south and southeast are legally non-conforming single family dwellings. Immediately east of the project site is an Open Space Private (OSP) designation. The intent of the OSP designation at this specific location is to provide a buffer between industrial and residential land use, for the currently existing residence at 173 Borland Avenue, which is southeast of and adjacent to the subject site.

In this case, the OSP could be fenced and is not intended to provide for public use, recreational activities or preservation of a natural resource but has been designated to provide a buffer between the Industrial and Residential Land Uses. (Note that the proposed monopine is located outside of the OSP designation).

IMPACTS

- a)&b) Immediately east of the project site is the City of Auburn Highway 49 area which is identified as a scenic view shed. In an effort to preserve and protect the visual resources in the vicinity of Borland Avenue and State Highway 49, the proposed monopine has been sited behind an existing warehouse and has been designed to resemble a pine tree in both appearance and color. The proposed siting and design of the monopine should effectively reduce potential aesthetic impacts to a less than significant impact. No mitigation is proposed.
- c) The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact will occur.

XI. MINERAL RESOURCES –

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Although gold deposits are known to remain in the foothills area, no known mineral resources of value to the region or residents of the state are known to exist within the boundaries of the proposed project area. No known mine sites are or have historically been located on the subject property.

IMPACTS

- a)&b) The proposed project is not anticipated to result in the loss of availability of a known mineral resource or locally known minimal resource. No impact will occur.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. NOISE—

Would the project:

XII. NOISE—

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

With the exception of legally non-conforming single family dwellings to the south and southeast, the project area consists of industrial uses compatible with the Industrial (M-2) Zone. Within the Industrial Zone, typical noises associated with Industrial Uses are occurring.

IMPACTS

- a)-d) The project is not anticipated to exposure persons or generate noise levels in excess of standards established in the local general plan or noise ordinance or expose people to ground borne vibration or ground borne noise levels. Minor grading will cause or contribute to a temporary increase in ambient noise levels; however, this impact is short-term and is subject to the City's Noise Ordinance which limits hours of construction. These impacts are considered less than significant.
- e)&f) The project is located approximately four (4) miles from the City of Auburn Municipal Airport. No impact will occur.

XIII. POPULATION AND HOUSING —

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The proposed project is located in an area of industrial businesses on both sides of Borland Avenue. The land use designation for the project site is Industrial (IND) according to the *City of Auburn General Plan*, and the zoning designation is Industrial (M-2). Such land uses are not growth inducing.

IMPACTS

- a) The project will not induce substantial population growth in an area, either directly or indirectly. No impact will occur.
- b)&c) The project is not anticipated to displace substantial numbers of existing housing, necessitating the construction of replacement housing or people elsewhere. No impact will occur.

XIV. PUBLIC SERVICES —

Would the project:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES --

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The proposed project area is within the City of Auburn and is served by the following public services:

Fire Protection: The project area is within the jurisdiction of the Auburn City Fire Department. The nearest Fire Station is the Sacramento station located on Sacramento Street. Auburn Fire has an automatic and mutual aid agreement which ensures that three fire protection agencies would respond to any emergency in the project area. Responding agencies could include: California Department of Forestry & Fire Protection, Newcastle City Fire Department, and Placer County Consolidated Fire Department.

Police Protection: The project area is within the jurisdiction of the City of Auburn Police Department. The existing police department facility was planned to accommodate the law enforcement needs of population growth within the project area (*General Plan Environmental Impact Report 1993*).

The Auburn Police Department's service ratio (a ratio of sworn officers to the population served) was 2.0 officers per 1,000 residents in 2005 (Willick 2005). The national standard for service ratios is 1 officer per 1,000 residents. Additional law enforcement assistance is provided within the area by the Placer County Sheriff's Department and the California Highway Patrol.

Schools: The proposed project lies within the Auburn Union Elementary and Placer Union High School District. Children residing in the project vicinity attend Skyridge Elementary School, E.V. Cain Middle School or Placer High School, according to their age group.

Parks: Park facilities within City limits are maintained by the Auburn Recreation District. Open space of the Auburn State Recreation Area is located approximately one mile east of the project site and outside of City limits. Policy 6.7 of the Open Space/Conservation element of the City's General Plan calls for dedication of parkland and/or payment of park fees to provide five acres of parkland per 1,000 residents.

Other Public Facilities: The Auburn DPW is responsible for many areas of city operations,

including maintenance of city streets, streetlights, traffic signals, storm water drainage facilities, the municipal wastewater system, solid waste collection, and hazardous materials disposal, in addition to other responsibilities.

IMPACTS

- a) The project is not anticipated to have substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, or other public facilities. These impacts are less than significant.

XV. RECREATION –

Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------|------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The proposed project will not generate the need for additional park facilities.

IMPACTS

- a)&b) The proposed project is not anticipated to increase the use of existing neighborhood and regional parks, recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. No impact will occur.

XVI. TRANSPORTATION/TRAFFIC –

Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------|------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. TRANSPORTATION/TRAFFIC –

street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The project site is located on Borland Avenue approximately 150 feet north of the intersection of Borland Avenue and Gossonia Park Drive. Borland Avenue is a two lane local street that serves as a primary north-south route through the Borland Avenue area.

IMPACTS

- a)-g) The proposed project would result in a minor increase in traffic in the vicinity of the project site resulting from additional vehicle trips due to periodic maintenance of the proposed monopine cellular tower. However, the volume of increased vehicle traffic, resulting from the project is estimated at 2 to 3 vehicle trips per month. The increase in vehicle trips will have not have any significant impact on Transportation/Traffic. No impact will occur.

XVII. UTILITIES AND SERVICE SYSTEMS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. UTILITIES AND SERVICE SYSTEMS –

applicable Regional Water Quality Control Board?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Sewer Connection Fees are collected with the issuance of a building permit or at a request to connect to the City's sewer system. Sewer service connection fees for new development are currently due at the time of building permit issuance.

Solid waste within the project area is collected by Auburn-Placer Disposal Service (APDS), a licensed private disposal company. Solid waste is transported to the company's transfer station located on Shale Ridge Road and then to the Placer County Western Regional Landfill.

Domestic water service to the proposed subdivision is provided by the Placer County Water Agency (PCWA) via existing water lines that were installed following a previous project approval for the site. The Bowman and Auburn Water Treatment Plant provides water treatment prior to delivery to areas within the City of Auburn. According to the General Plan EIR, water supplies are sufficient to supply growth anticipated in the General Plan.

IMPACTS

- a)-b) No new sewer connections or waste is proposed with the project. No impact will occur.
- c) The entirety of the site is paved. The proposed monopine cellular tower will be installed within an existing paved area. The need for additional drainage facilities is not required. No impact will occur.
- d)-e) The proposed project will not impact water supplies or result in additional wastewater collection. No impact will occur.
- f) The proposed project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. No impact will occur.
- g) The proposed project will comply with federal, state, and local statutes and regulations related to solid waste. No impact will occur.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a)-c) This environmental analysis provides evaluation of the potential environmental effects of the proposed project, including project effects on the quality of the environment, fish and wildlife habitat (including special status species), and cultural resources. No impact will occur. No mitigation is proposed.

REFERENCES

City of Auburn. *City of Auburn General Plan*. November 1993.
City of Auburn. *The City of Auburn General Plan Environmental Impact Report*. November 1993.
City of Auburn. *City of Auburn Municipal Code*. 28 March 2005.

ATTACHMENTS

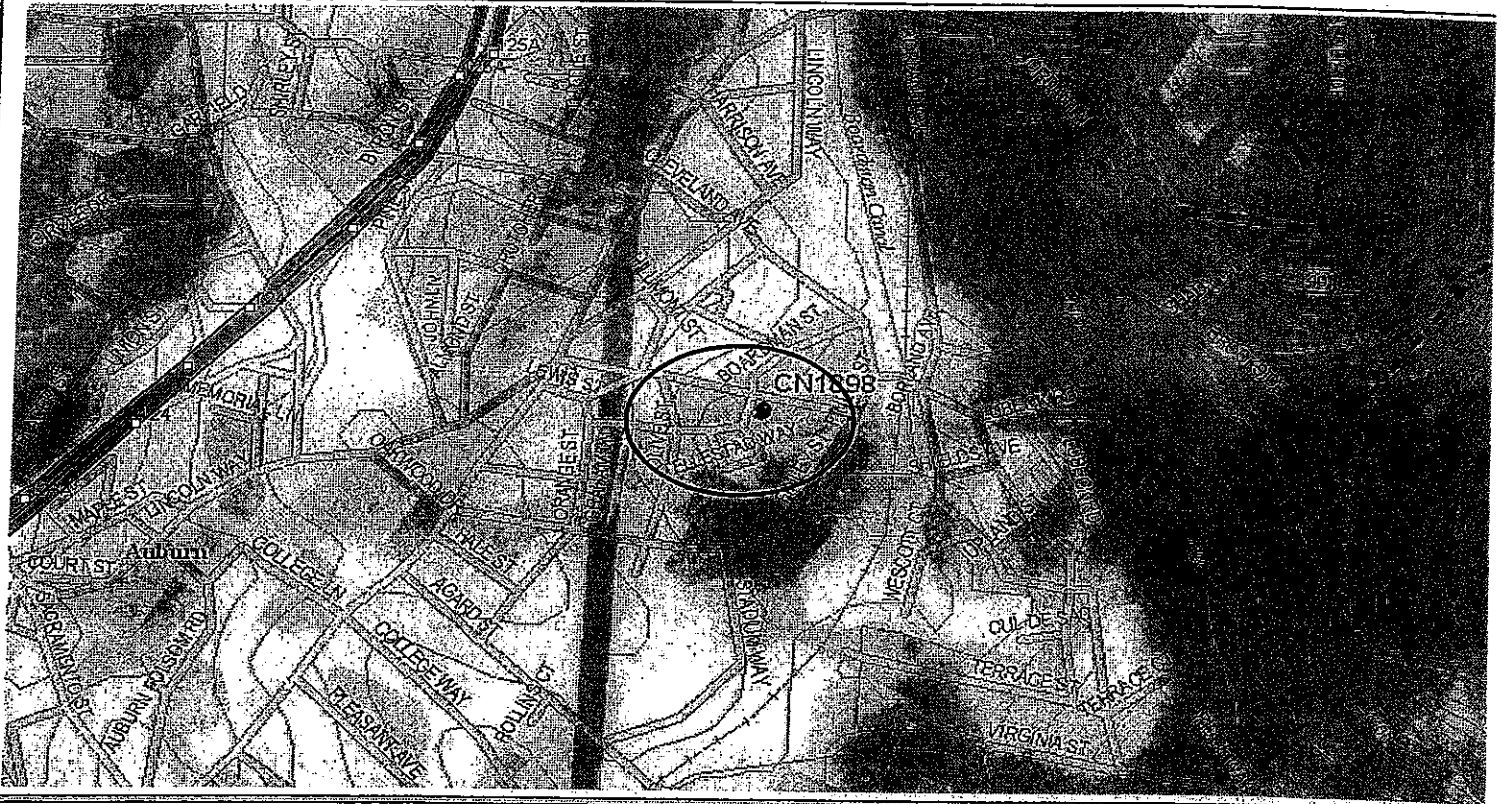
Attachment 1 – Vicinity Map
Attachment 2 – Aerial Photograph
Attachment 3 – Zoning Map
Attachment 4 – Site Photographs
Attachment 5 – City of Auburn General Plan View Shed Map
Attachment 6 – Project Plans
Attachment 7 – Photo-simulations
Attachment 8 – Search Ring
Attachment 9 – Radio Frequency Analysis Prepared by Evan Wappel dated September 29, 2009

ATTACHMENT 8



SEARCH RING

N. CALIF. SAN FRANCISCO	
SITE NAME:	SR-49
GSM SITE ID:	CN1898
UMTS SITE ID:	



Candidate Information

Candidate Number	Candidate Name	Latitude (NAD 83)	Longitude (NAD 83)	Ground Elevation	Rad. Center
CN1898	SR-49	38.8988	-121.067	1350 feet	50 feet

Possible Candidate: If TMO is within search ring, color is OK.

Comments:

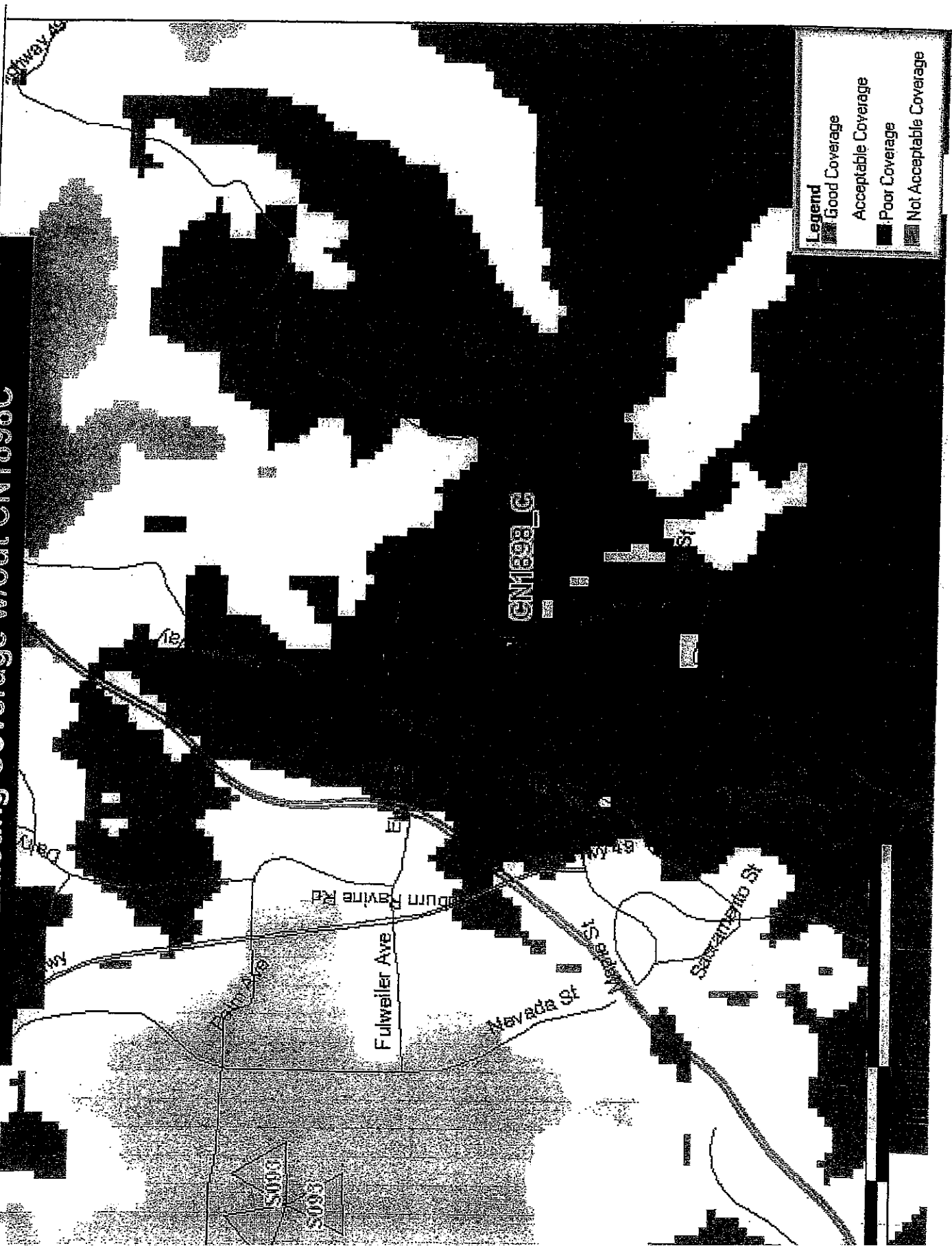
Site Objectives and Comments

Major Street or Junction	Justification / Area Type	Desired Signal Strength Level in the target area	Detailed Coverage Objective
SR 49 (SR 193) High St & Linden Ave	CES Design Guidelines / Suburban	-82 dBm	Commercial and residential area. This site will provide coverage on State Hwy 49 between Oakwood dr and Canyon dr. Coverage will also be improved on Borland ave running north-south between Electric st and Virginia st. Improved coverage on High street and Lincoln way to the south and small business on surrounding streets within 0.7 miles.

Comments:

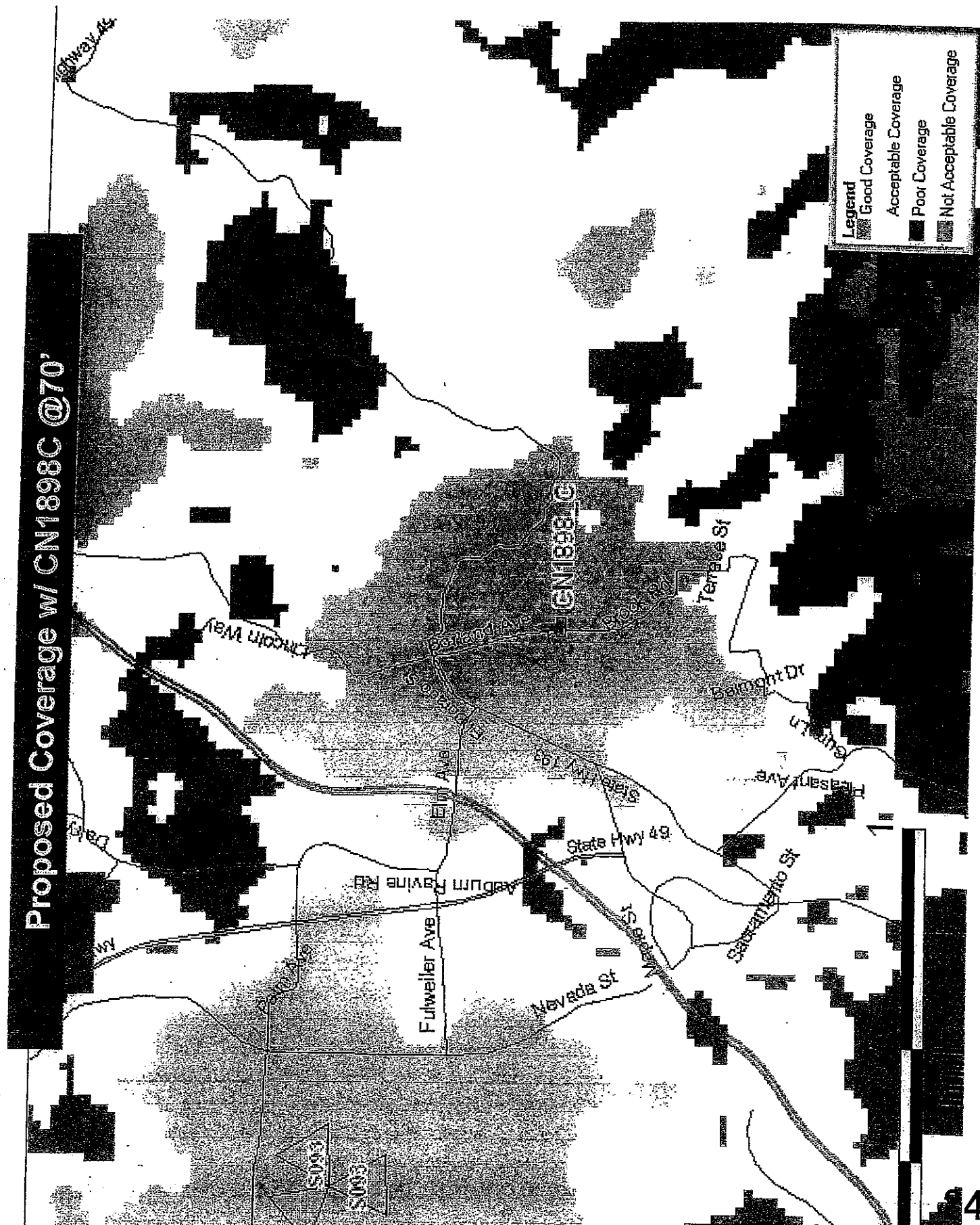
Version	Release Date	County	City	Market	Performance Manager	Design Manager
Ver 1	12/1/2008	Placer	Auburn	San Francisco	Elizabeth Booker	Siman Akkaya
MENS FORM Approval Date:						Design Engineer

Existing Coverage w/out CN1898C



Proposed Coverage w/ CN1898C @70'

Legend
Good Coverage
Acceptable Coverage
Poor Coverage
Not Acceptable Coverage





at&t

ATTACHMENT 9

Radio Frequency Analysis

AT&T Mobility

Site# CN1898

"SR-49"

169 Borland Ave,
Auburn, CA 95603

By: Evan Wappel

Date 9/29/2009



Report Summary

Based upon information provided by AT&T Mobility and the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the proposed AT&T Mobility site to be located at 169 Borland Ave, Auburn, CA 95603 will comply with the FCC's current prevailing standard for limiting human exposure to RF energy.

Due to the mounting method utilized, the general public would not normally be able to approach the antennas. Therefore, no significant impact on the general population is expected. The calculated electromagnetic field strength level in publicly accessible areas is less than the existing standard allows for exposure of unlimited duration. Additionally, due to the mounting method used, no significant impact on the environment is expected.

For personnel who work within 11' of the face of an antenna, a training program in exposure to RF fields is recommended. Maintenance personnel should be instructed to contact the appropriate Carrier prior to working in front of an antenna.

Recommended Signage

A standard blue AT&T Mobility RF "Notice" sign should be posted at the base of the tower.

Background

Evan Wappel is the Market RF Safety Coordinator for AT&T Mobility and is responsible for conducting a Radio Frequency (RF) electromagnetic analysis for the AT&T Mobility site to be located at 169 Borland Ave, Auburn, CA 95603. This analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the antennas, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) recommended guidelines for human exposure to RF electromagnetic fields.



Site Description

Based upon the information provided by AT&T Mobility, 12 AT&T Mobility panel antennas will be mounted on a new monopine. The antennas will be mounted approximately 68' (to bottom of antennas) above ground level. The antennas will be oriented such that the main lobes are oriented toward the horizon. Normal public access to the front of the antennas is not expected due to the mounting location and method utilized. Occupational access to the front of the antennas is not normally expected.

RF Field Strength Calculation Methodology

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation¹ which predicts field strength on a worst case basis by

$$\text{Equation 1} \quad S = \frac{(2)^2 PG}{4\pi R^2} = \frac{PG}{\pi R^2} = \frac{EIRP}{\pi R^2}$$

doubling the predicted field strength. The following equation is used to predict maximum RF field strength:

Where:

S = power density

P = power input to the antenna

G = power gain of the antenna in the direction of interest relative to an isotropic radiator

R = distance to the center of radiation of the antenna

¹ Reference Federal Communication Commission Office of Engineering Technology Bulletin 65



The ground level effect of the AT&T Mobility emissions was calculated using a maximum downtilt of 2° and a maximum ERP of 3,686 watts. Results were calculated for a height of 6' above ground level. Using these factors, the maximum calculated AT&T Mobility fields at ground level are 0.05% of the existing standard for general population uncontrolled exposure.

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF ranges referenced for this analysis are the ranges of 300 – 1500 Mhz, and 1500 – 100,000 Mhz shown in Table 1, which is included in Appendix A.

Exposure Environments

The FCC guidelines incorporate two separate tiers of exposure limits that are dependent on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.




For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk. For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

Another important point to remember concerning the FCC's exposure guidelines is that they constitute *exposure* limits (not *emission* limits), and they are relevant only to locations that are *accessible* to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Qualifications of Reporting Engineer

Mr. Wappel has been involved in the analysis of RF emissions since 1999. He has designed numerous RF systems including both site design and RF system design. He is an Electrical Engineer, and all contents of this report are true and correct to the best of his knowledge.

Signed:  Date: 9/29/2009
Evan Wappel, BSc.



APPENDIX A

Term Definitions

Exposure Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

Exposure, partial-body. Partial-body exposure results when RF fields are substantially nonuniform over the body. Fields that are nonuniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

General population/uncontrolled exposure. For FCC purposes, applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Maximum permissible exposure (MPE). The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.

Occupational/controlled exposure. For FCC purposes, applies to human exposure to RF fields when persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see definition above), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.



Table 1
LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz

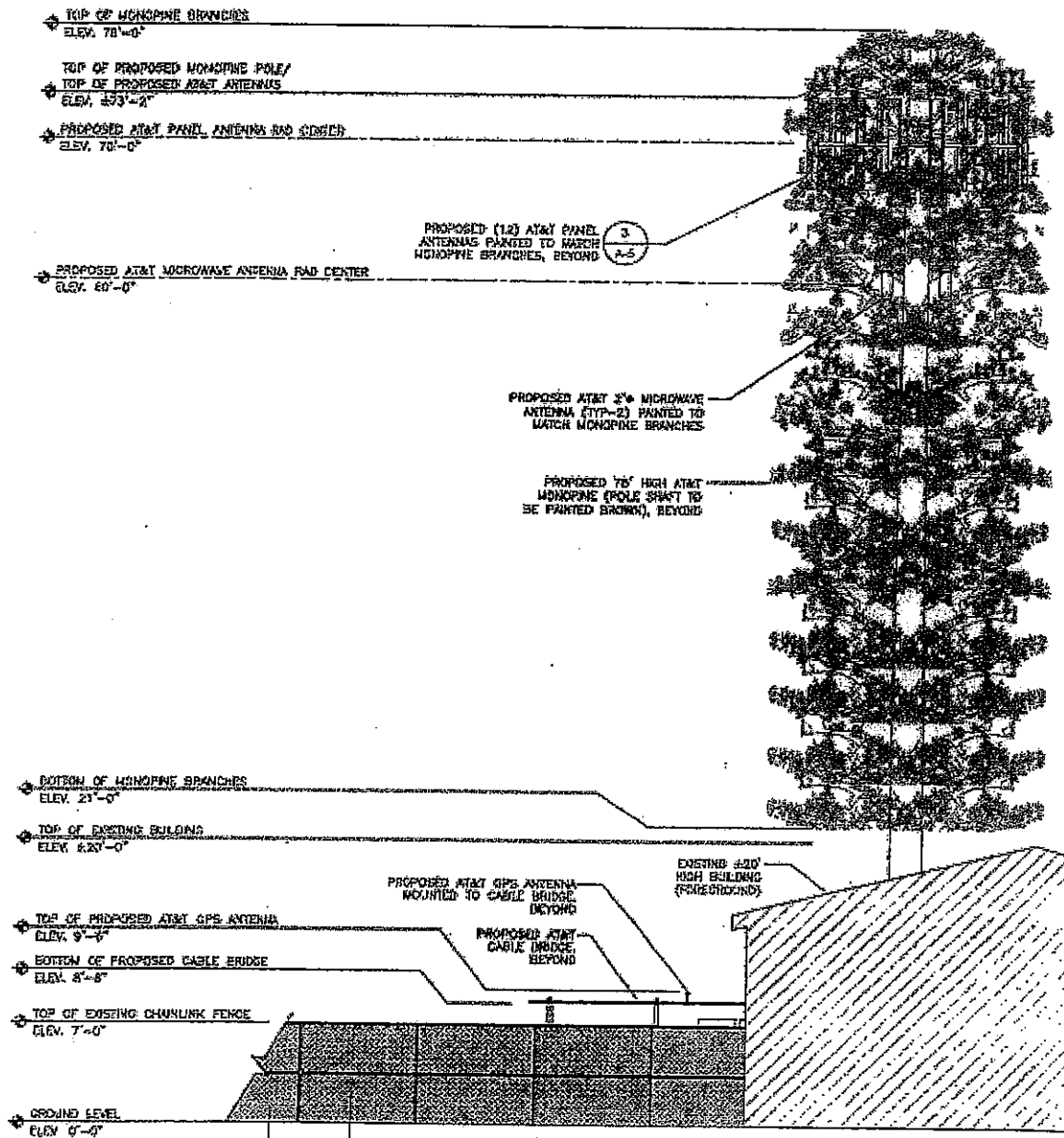
*Plane-wave equivalent power density

NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.



Drawing of site layout:



EXHIBITS



EXHIBIT A

CITY COUNCIL RESOLUTION NO. 10-____

A RESOLUTION ADOPTING THE ENVIRONMENTAL DOCUMENT AND DENYING AN
APPEAL THEREBY APPROVING A VARIANCE FOR A MONOPINE IN THE
INDUSTRIAL (M-2) ZONE LOCATED AT 169 BORLAND AVENUE
(VA 09-04)

THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY FIND, RESOLVE
AND ORDER AS FOLLOWS:

SECTION 1. The City Council held a properly noticed, public hearing at
its regular meeting of November 8, 2010, to consider an appeal by Mr. O.C.
Taylor of the Planning Commission's approval of a Height Variance for a 78-
foot monopine in the Industrial (M-2) Zone located at 169 Borland Avenue (VA
09-04).

SECTION 2. The City Council has considered all of the evidence
submitted at the public hearing which includes, but is not limited to:

1. Staff report prepared by the Community Development Department for
the February 2, 2010 and September 7, 2010, Planning Commission meetings.

2. Staff report prepared by the Community Development Department
for the November 8, 2010, City Council meeting.

3. Project plans, Photo-Simulations, Search Ring and Radio Frequency
analysis prepared for the project.

4. Initial Study/Negative Declaration prepared by the Community
Development Department.

5. Staff presentation at the public hearing held on November 8, 2010.

6. Public Comments, both written and oral, received at or before the
public hearing, supporting or opposing the appellant's request.

7. All related documents received or submitted at or prior to the
public hearing.

1 8. The City of Auburn General Plan, Subdivision Ordinance, Zoning
2 Ordinance, and all other applicable regulations and codes.

3
4 SECTION 3. In review of all of the foregoing evidence, the City Council
5 finds the following:

6
7 1. The City Council, on the basis of the whole record before it (including
8 the Initial Study and any comments received) finds that there is no substantial
9 evidence that the project will have a significant effect on the environment and
10 that the Initial Study/Negative Declaration reflects the lead agency's
11 independent judgment and analysis.

12 2. The City Council has determined that the Negative Declaration is the
13 appropriate level of environmental review for the proposed project.

14 3. The City Council has further determined that the granting of the
15 variance will not be inconsistent with the limitations upon other properties in
16 the vicinity and district in which the subject property is situated for the
17 following reasons:

18 a. Cellular Facilities are a permitted use on the Industrial (M-2) Zone
19 subject to height and setback requirements. Telecommunication towers and
20 related facilities have been sited in the commercial and industrial zones and on
21 existing utility poles in the City, with variance approvals.

22 b. The granting of the variance is consistent with prior variance
23 approvals for cellular facilities on other properties and industrial districts in the
24 City.

25 4. Because of special circumstances applicable to the subject property,
26 including size, shape, topography, location or surroundings; the strict
27 application of the provisions of this chapter is found to deprive the subject
28 property of privileges enjoyed by other properties in the vicinity in the same
district for the following reasons:

a. Based upon evidence at the public hearing, there is a shortage

1 in cellular coverage in the eastern Auburn and American River Canyon areas,
2 particularly for 911 emergency services. Due to the topography of the area
3 and cellular service needed, it is not feasible to provide the needed service to
4 the area without an antenna that exceeds the height permitted by the City's
5 Industrial Zone;

6 b. Section 404 of the Telecommunications Act of 1996 contains
7 provisions regarding the siting of antennae and towers for wireless services.
8 Although the Act maintains local authority over such siting, it prohibits local
9 governments from unreasonably discriminating among personal wireless
10 service providers or prohibiting the provision of such cellular service,
11 particularly where cellular service is needed.

12 c. The project is consistent with the City of Auburn's past approvals
13 of wireless antennae and towers; the Telecommunications Act of 1996; and,
14 Federal Communication Commission (FCC) Standards for the siting of wireless
15 facilities;

16 d. All documents and materials to the proceedings for the Borland
17 Avenue Monopine are maintained in the City of Auburn Community
18 Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

19
20 Section 4. In review of all the evidence and based on the foregoing
21 findings and conclusions, the City Council hereby:

22 1. Adopts the Negative Declaration prepared for the Height Variance
23 (VA 09-04) subject to the revised Conditions of Approval attached herewith as
24 **Attachment 1**; and,

25 2. Denies the appellant's appeal thereby affirming the Planning
26 Commission's approval of the Borland Avenue Monopine Variance (VA 09-04).

27
28 Section 5. The time in which to seek judicial review of this decision shall
be governed by Code of Civil Procedure Section 1094.6. The City Clerk shall
certify to the adoption of this resolution, transmit copies of the same to the

1 appellant, the applicant and their respective counsel, if any, together with a
2 proof of mailing in the form required by law and shall enter a certified copy of
3 this resolution in the book of resolutions of the City.

4
5 DATED: November 8, 2010
6

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Bridget Powers, Mayor

ATTEST:

Joseph G. R. Labrie, City Clerk

I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
that the foregoing resolution was duly passed at a regular meeting of the City
of Auburn held on the 8th day of November by the following vote on roll call:

Ayes:

Noes:

Absent:

Joseph G. R. Labrie, City Clerk

PLANNING COMMISSION RESOLUTION NO. 10-01

BORLAND AVENUE VARIANCE (FILE VA 09-4)

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of February 2, 2010, to consider a request for a Variance by AT&T Wireless for a proposed 78 foot monopine cellular tower (File VA 09-4).

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the February 2, 2010 meeting.
2. Site plan and project description submitted by the applicant.
3. Staff presentation at the public hearing held on February 2, 2010.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all the evidence and based on the foregoing findings, the City of Auburn Planning Commission finds the following for the reasons stated in the staff report presented to the Commission on February 2, 2010:

The findings of fact for the Borland Avenue Height Variance are as follows:

1. The Planning Commission, on the basis of the whole record before it (including the Initial Study and any comments received), finds that there is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the lead agency's independent judgment and analysis.
2. The Planning Commission has determined that the Negative Declaration was prepared in accordance with CEQA and the CEQA Guidelines.
3. All documents and materials relating to the proceedings for the Borland Avenue Height Variance are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

Section 4. In view of all the foregoing evidence, the City of Auburn Planning Commission finds the following:

1. The granting of the variance will not be inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated; and,
2. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity in the same district.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves the Height Variance for the proposed 78 foot monopine (File VA 09-4) located at 169 Borland Avenue, subject to the following conditions (Note: Planning Commission added Conditions of Approval are shown in Bold/Italic Text):

1. The project is approved subject to **Exhibit C, Materials Sample Board and Photo Simulations** on file with the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The project plans (Sheets A-4 and A-4.1) shall be revised to reflect the Photo Simulations prepared for the project, *which illustrates a dense canopy and natural pine tree taper from bottom to top*. Specifically, the plans shall be revised so that the branches have variation in length and shall have a minimum of 2:1 width ratio from the bottom of the monopine to the top of the monopine (i.e. if the length of the branches at the top is 7 feet than the bottom of the branches shall be a **minimum** of 14 feet).
3. The variance shall be effectuated within six (6) months and shall become null and void on August 2, 2010 unless an extension is requested and granted from the Planning Commission.
4. In accordance with the RF Study prepared for the project, the applicant shall satisfy the following conditions to the satisfaction of the Community Development Director:
 - a. For personnel who work within 11 feet of the face of the antenna, a training program in exposure to RF fields shall be completed. Maintenance of personnel should be instructed to contact the appropriate carrier prior to working in front of an antenna.
 - b. A standard blue AT&T Mobility "RF Notice" sign shall be posted at the base of the tower.
5. The applicant shall cooperate with the City to facilitate shared use of the tower and/or site and shall not unreasonably refuse to share the tower and the site with other antenna owners or operators. In particular, the applicant's refusal to all co-location on the tower and/or the site for a fair market rent of an antenna or antennae shall be deemed a violation of this condition, unless the applicant can demonstrate by evidence satisfactory to the City that the antenna or antennae to be co-located would interfere with the operation of the applicant's antenna or antennae or exceed the capacity of the structure or the site. *Future co-location lessees shall comply with the screening and other conditions of approval contained herein.*
6. The applicant shall obtain the necessary Building, Mechanical, and Electrical Permits from the Building Division.
7. The project shall be constructed and be operated in compliance with all Federal and State laws, City of Auburn Codes and City Engineering Design Specifications and Standards.

8. Prior to approval of Improvement Plans, the Community Development Department shall verify the following notations have been included on the Improvement Plans: The developer shall be responsible for keeping public rights of ways clean of silt, dirt, mud, and debris, and shall "wet broom" the streets if silt, dirt, mud or debris is carried over to adjacent public rights of ways. Dry mechanical sweeping is prohibited.
9. Prior to approval of Improvement Plans, the Community Development Department shall verify the following notations have been included on the Improvement Plans: The developer shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.
10. Prior to approval of Improvement Plans, the Community Development Department shall verify the following notations have been included on the Grading Plans: All on-site stationary equipment which is classified as 50 HP or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit.
11. All construction activities shall be limited to the hours allowed by Title 9, Chapter 93 of the Auburn Municipal Code.
 - a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - iii. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
 - b. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - i. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - ii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
 - c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
12. If artifacts, exotic rock or unusual amounts of shell or bone are uncovered during the construction of any improvements, work shall immediately stop in that area immediately

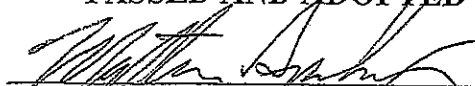
and a qualified cultural resource specialist shall be contracted to evaluate the deposit. If bone is found that may be human, state law requires the same actions plus notifying the County Coroner and the Native American Heritage Commission, Sacramento.

13. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
14. *All antennae, dishes and equipment shall be entirely screened from public view by antenna socks.*
15. *All ancillary equipment and hardware attached to the monopine shall be painted to match the pole and branches (i.e. flat brown).*

Section 6. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner Snyder and seconded by Commissioner Vitas, hereby approves the Variance for a 78 foot monopine and related utilities (File VA 09-4), subject to the conditions listed above and carried by the following vote:

AYES: Snyder, Worthington, Vitas, Young, and Spokely
NOES:
ABSENT:
ABSTAIN:

PASSED AND ADOPTED this 2nd day of February, 2010.



Chairman, Planning Commission
of the City of Auburn, California

ATTEST: 

Community Development Department



Memorandum

City of Auburn
Community Development Department

To: Mayor and City Council Members
From: Lance E. Lowe, AICP, Associate Planner *[Signature]*
Date: November 8, 2010
Subject: Borland Avenue Appeal – Additional Materials Submitted by AT&T

Attached herewith for your review are: 1) An additional third party Radio Frequency (RF) analysis prepared by Hammett & Edison, Inc., and, 2) Additional Photo Simulations.

**AT&T Mobility • Proposed Base Station (Site No. CN1898C)
169 Borland Avenue • Auburn, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN1898C) proposed to be located at 169 Borland Avenue in Auburn, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

AT&T proposes to install directional panel antennas on a steel pole to be installed next to the one-story commercial building located at 169 Borland Avenue in Auburn. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5-80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30-300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some

**AT&T Mobility • Proposed Base Station (Site No. CN1898C)
169 Borland Avenue • Auburn, California**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by AT&T, including construction drawings by PDC Corporation, dated October 14, 2010, it is proposed to install nine Kathrein Model 800-10765 directional panel antennas on a steel pole, configured to resemble a pine tree, to be installed next to the one-story commercial building located at 169 Borland Avenue in Auburn. The antennas would be mounted with up to 4° downtilt and would be oriented in groups of three at about 120° spacing, to provide service in all directions. The maximum effective radiated power in any direction would be 7,170 watts, representing simultaneous operation at 4,960 watts for PCS and 2,210 watts for cellular service. There are reported no other wireless telecommunications base stations nearby.

Two pole heights were considered: 73 feet with the antennas at an effective height of about 70 feet above ground, and 65 feet with the antennas at an effective height of about 57 feet above ground.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be, for the taller pole, 0.0045 mW/cm², which is 0.76% of the applicable public exposure limit, and for the shorter pole, 0.0071 mW/cm², which is 1.2% of the applicable public exposure limit. The maximum calculated levels at any nearby building are 1.1% and 1.8% of the public exposure limit, and the maximum calculated levels at the second-floor elevation of any nearby residence* are 1.1% and 1.5% of the public limit, for the taller and shorter pole heights,

* Located at least 40 feet away.

**AT&T Mobility • Proposed Base Station (Site No. CN1898C)
169 Borland Avenue • Auburn, California**

respectively. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that AT&T will, as an FCC licensee, take adequate steps to ensure that its employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 169 Borland Avenue in Auburn, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett
William F. Hammett, P.E.
707/996-5200

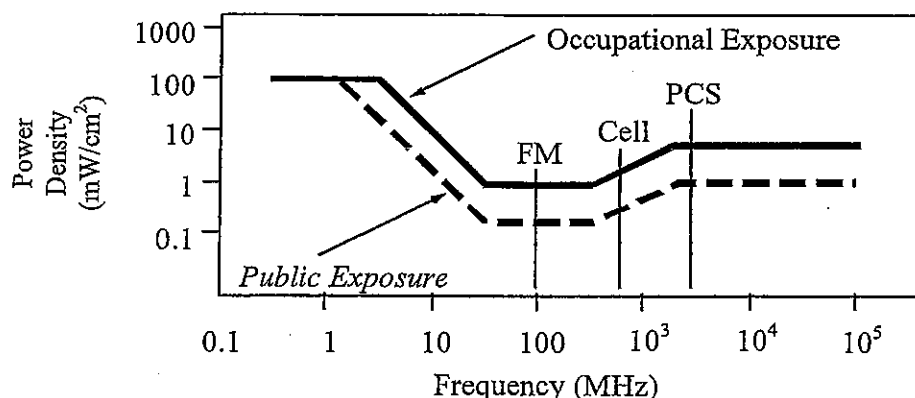
November 8, 2010

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

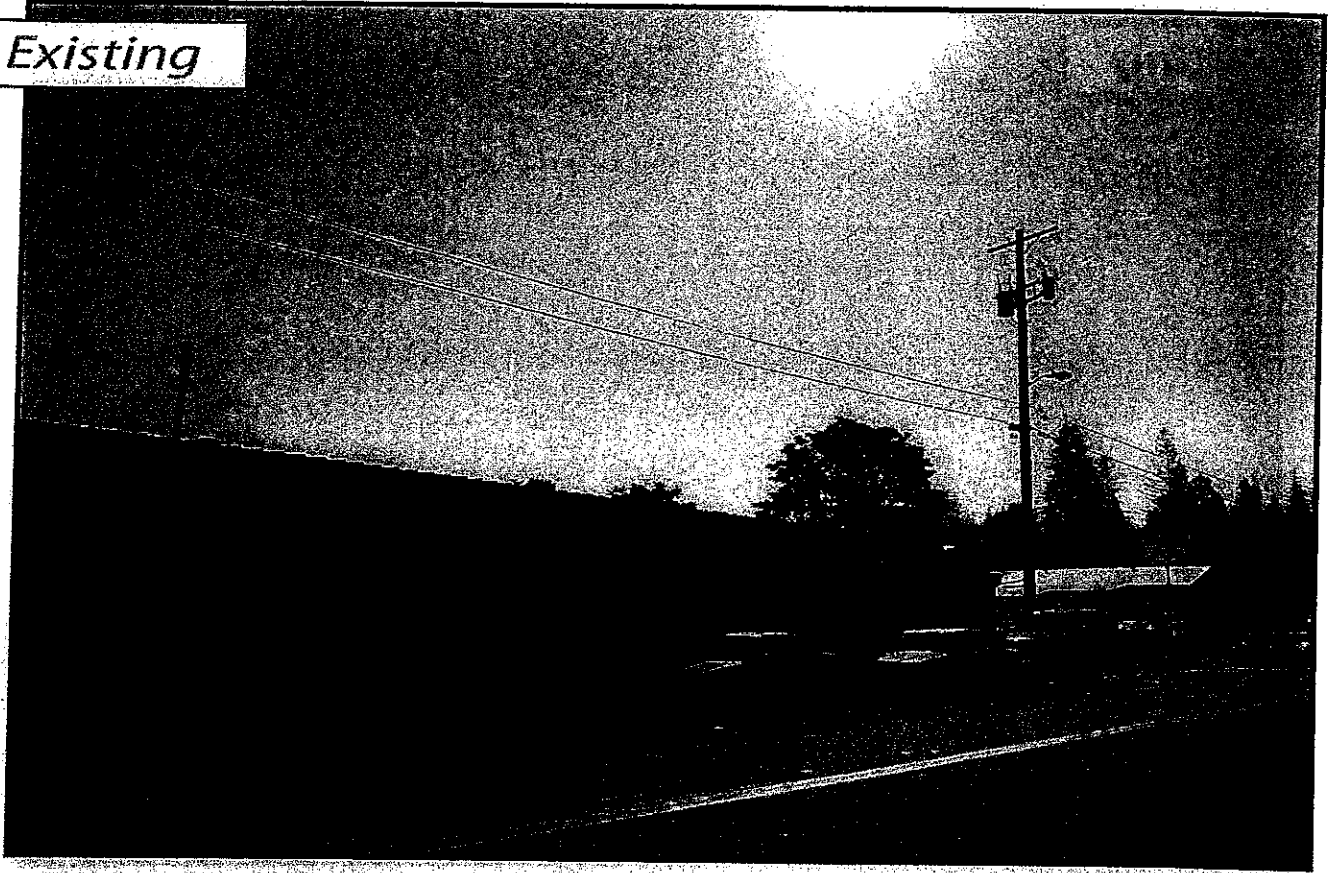
OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

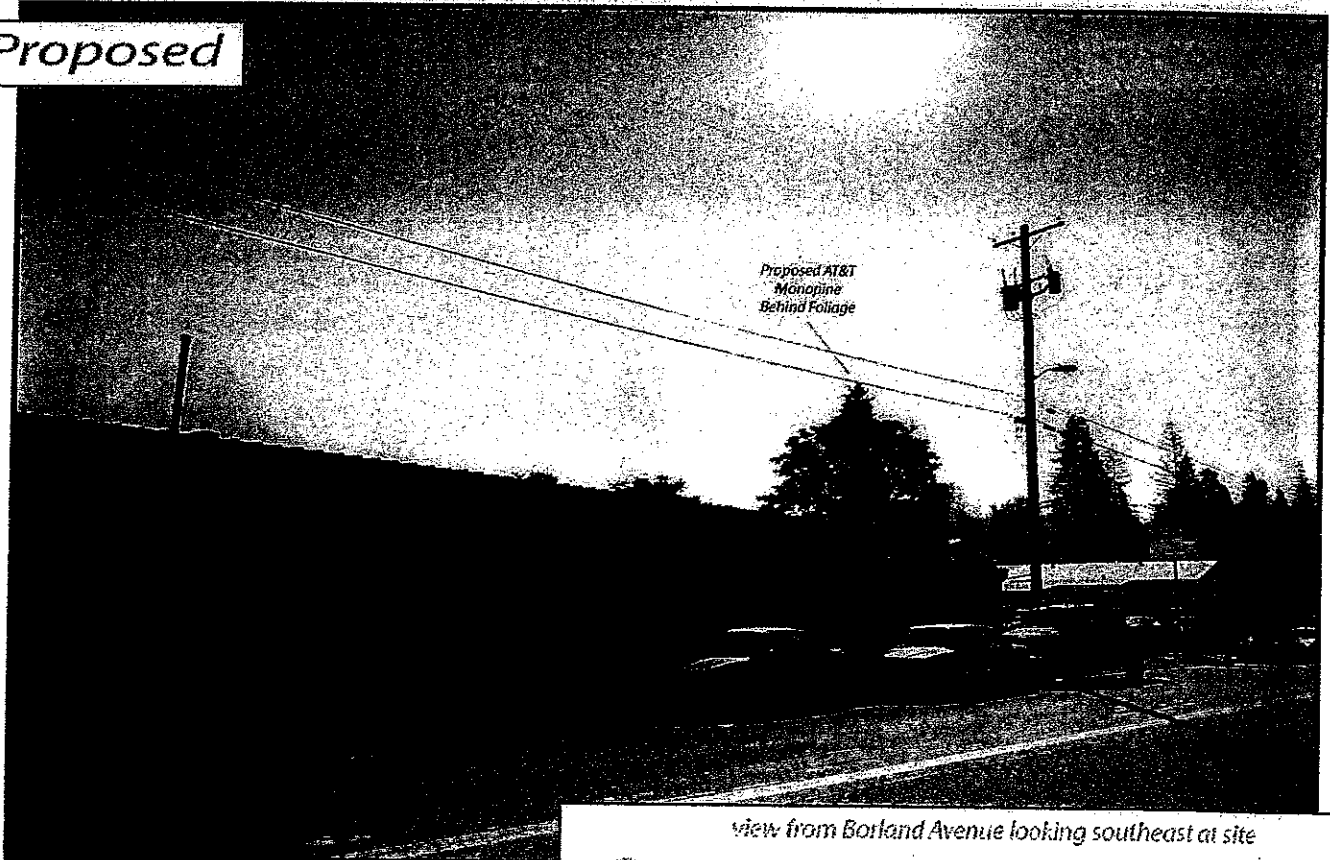
- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

Existing



Proposed



view from Borland Avenue looking southeast at site

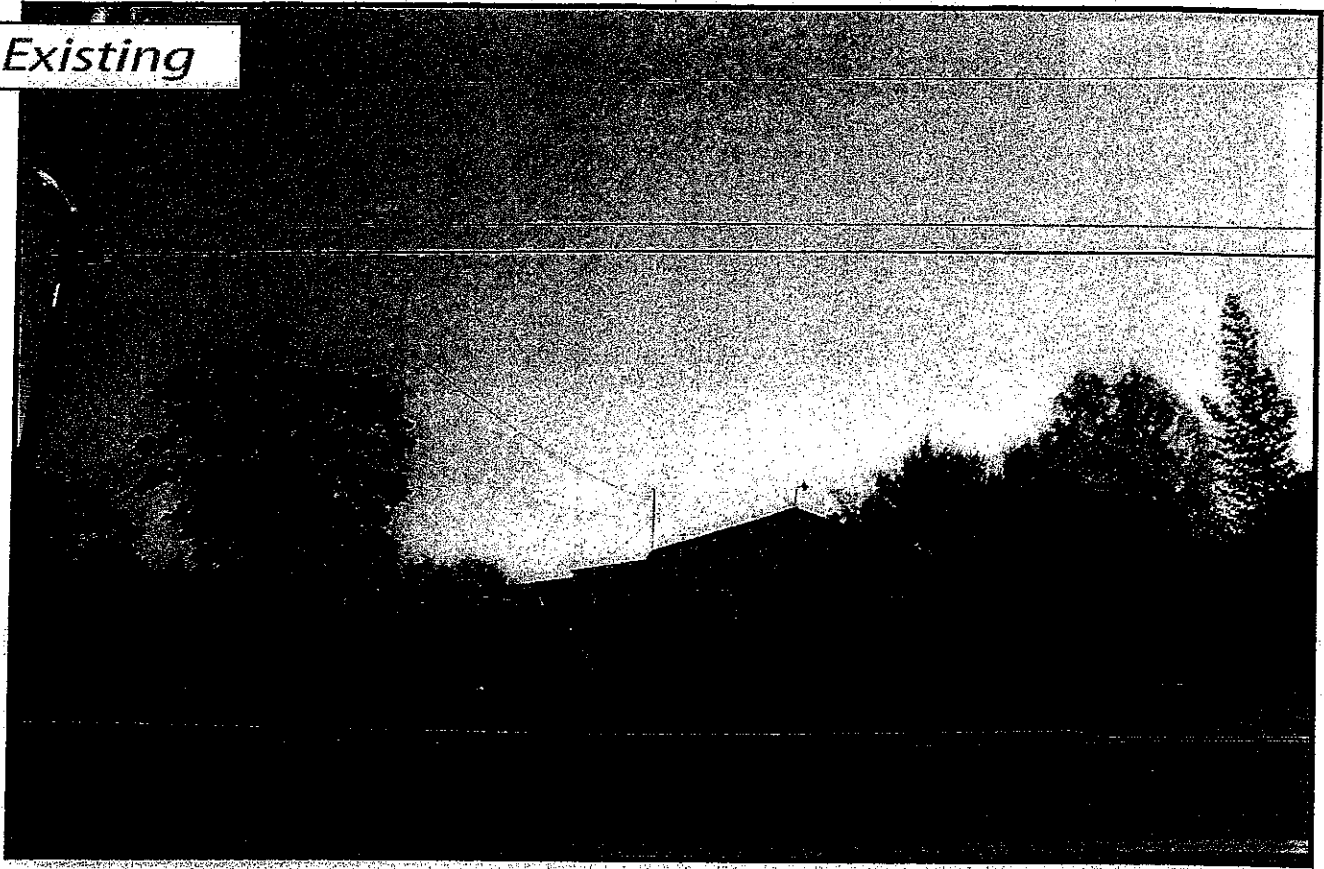
AdvanceSim
Environmental Simulation



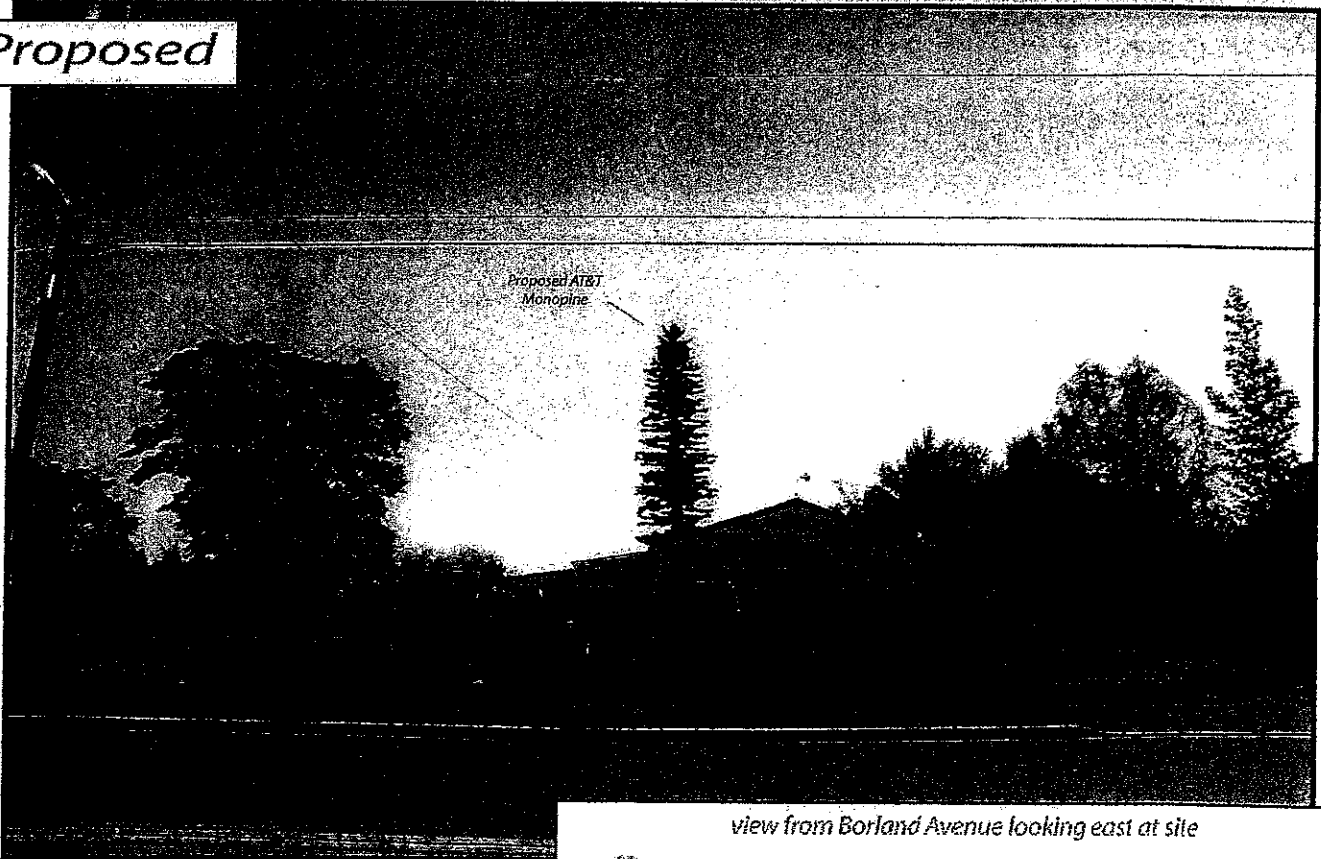
AT&T Wireless

CN1898 SR 19
 169 Borland Avenue, Auburn, CA

Existing



Proposed



view from Borland Avenue looking east at site

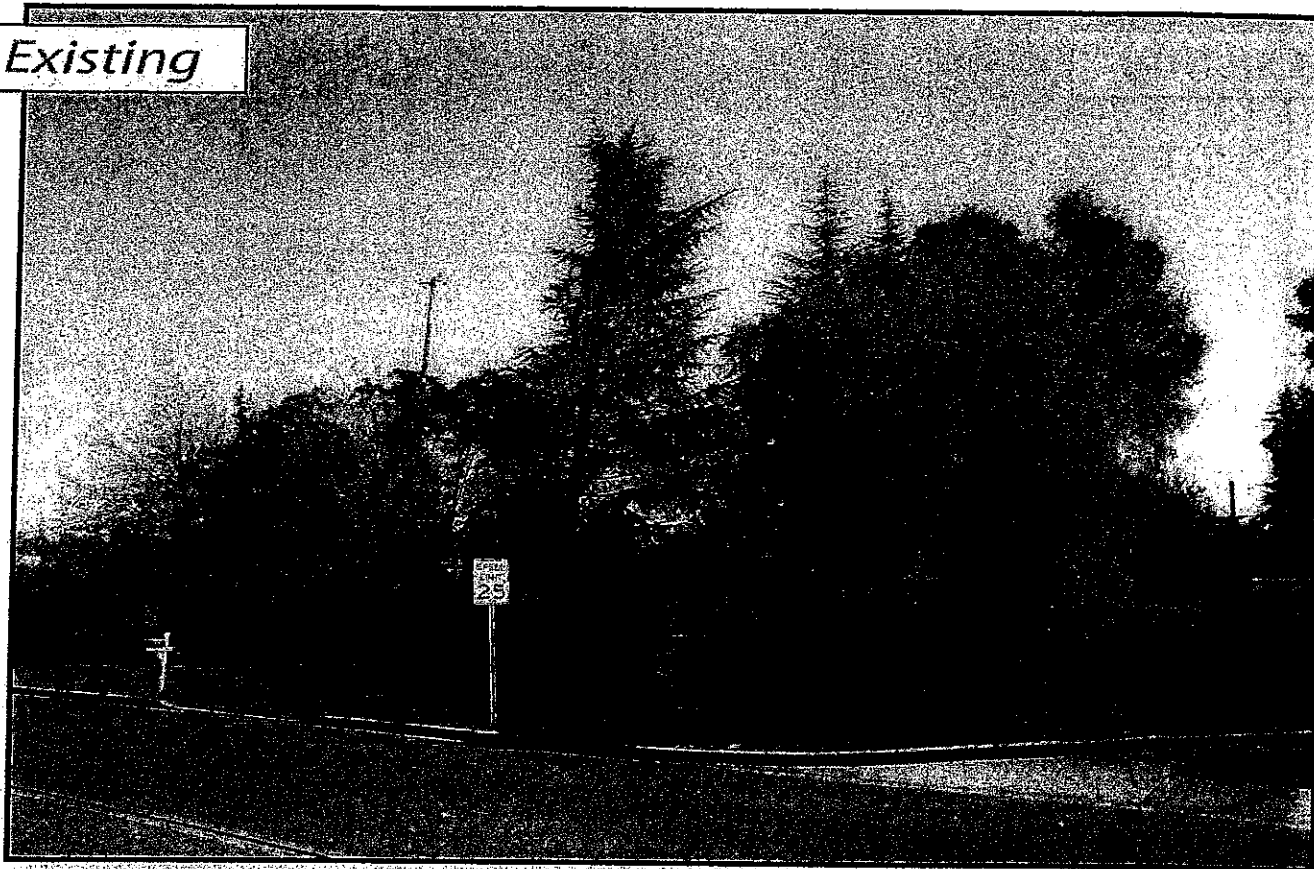


AT&T Wireless

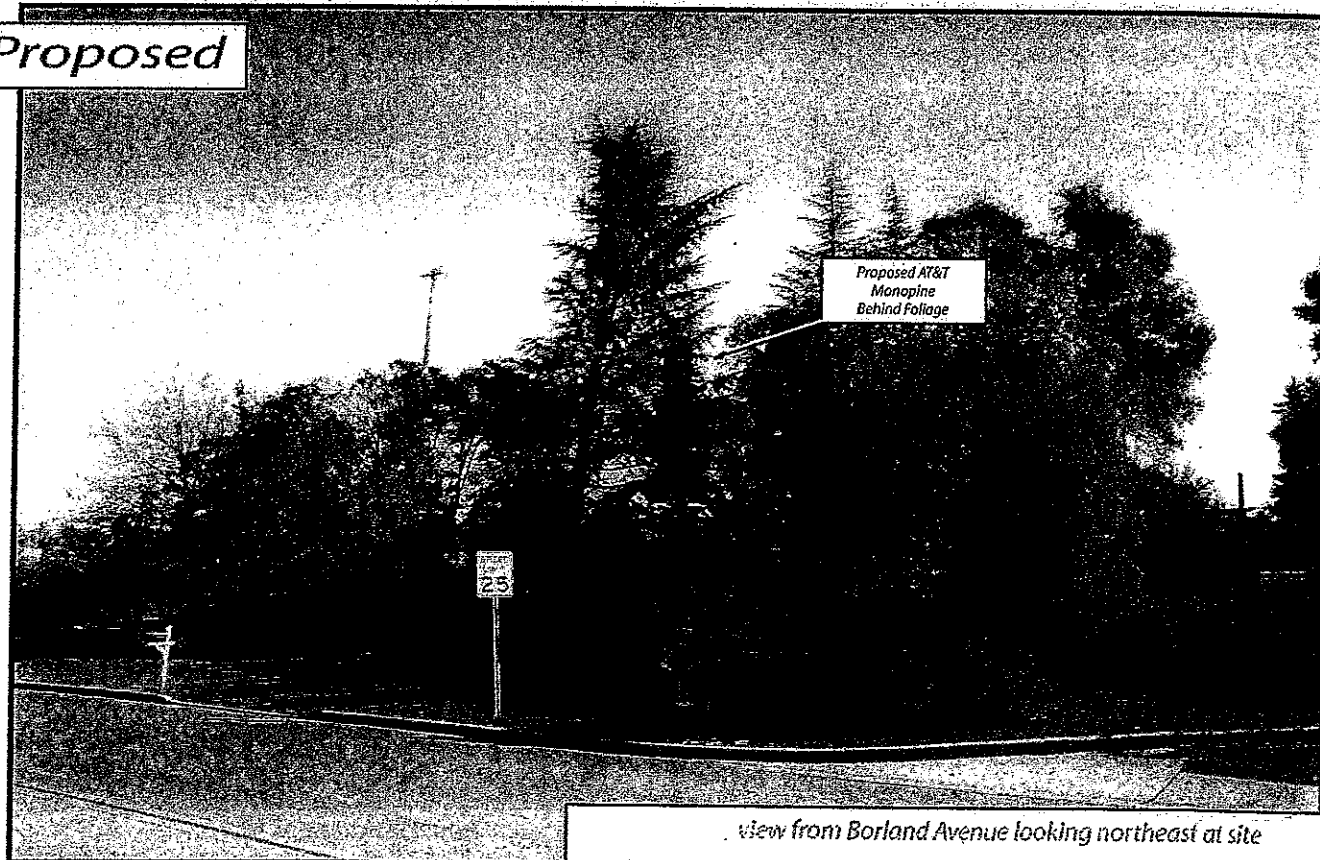
CN1898 SR-49
169 Borland Avenue, Auburn, CA

AdvanceSim
Engineering Solutions
1-800-451-2000

Existing



Proposed

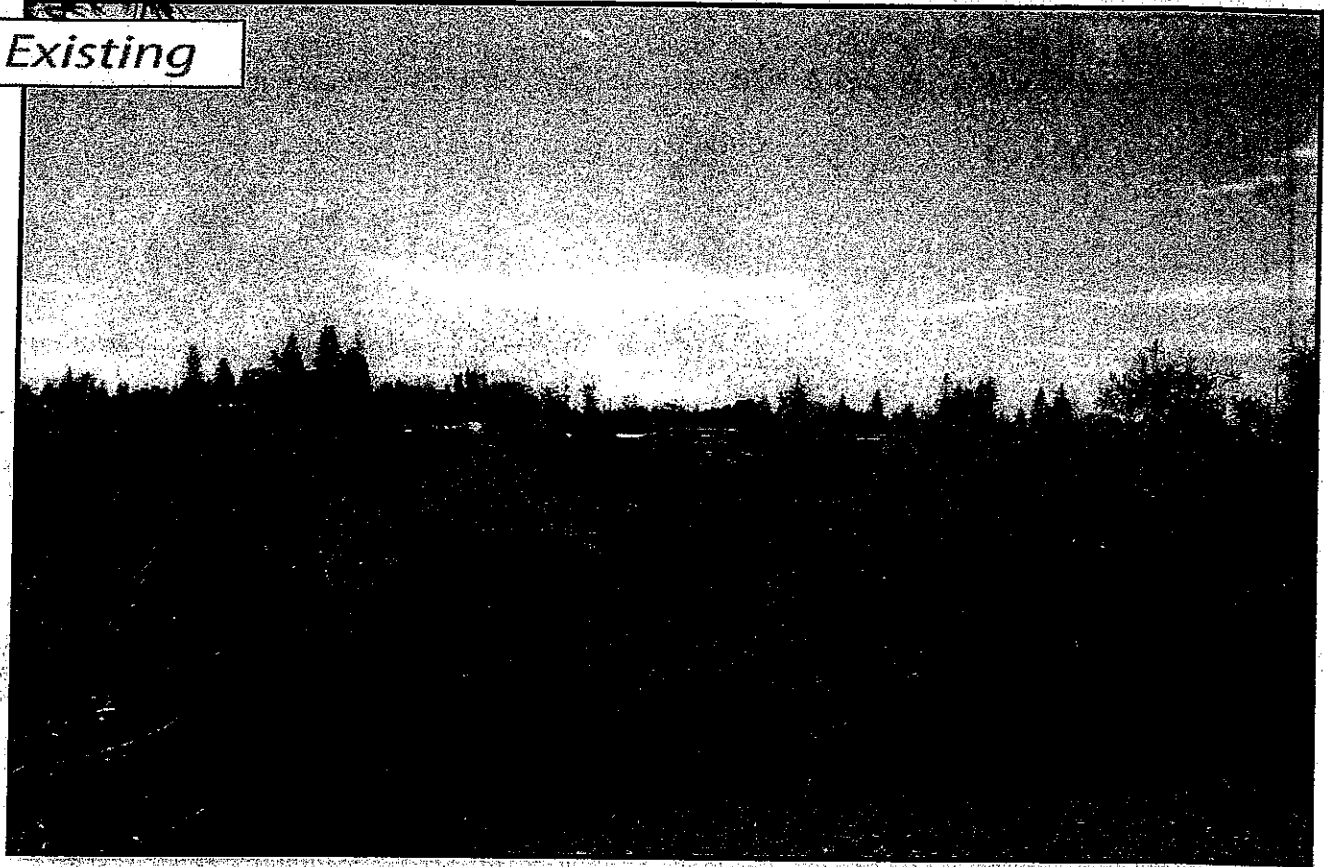


Proposed AT&T
Monopole
Behind foliage

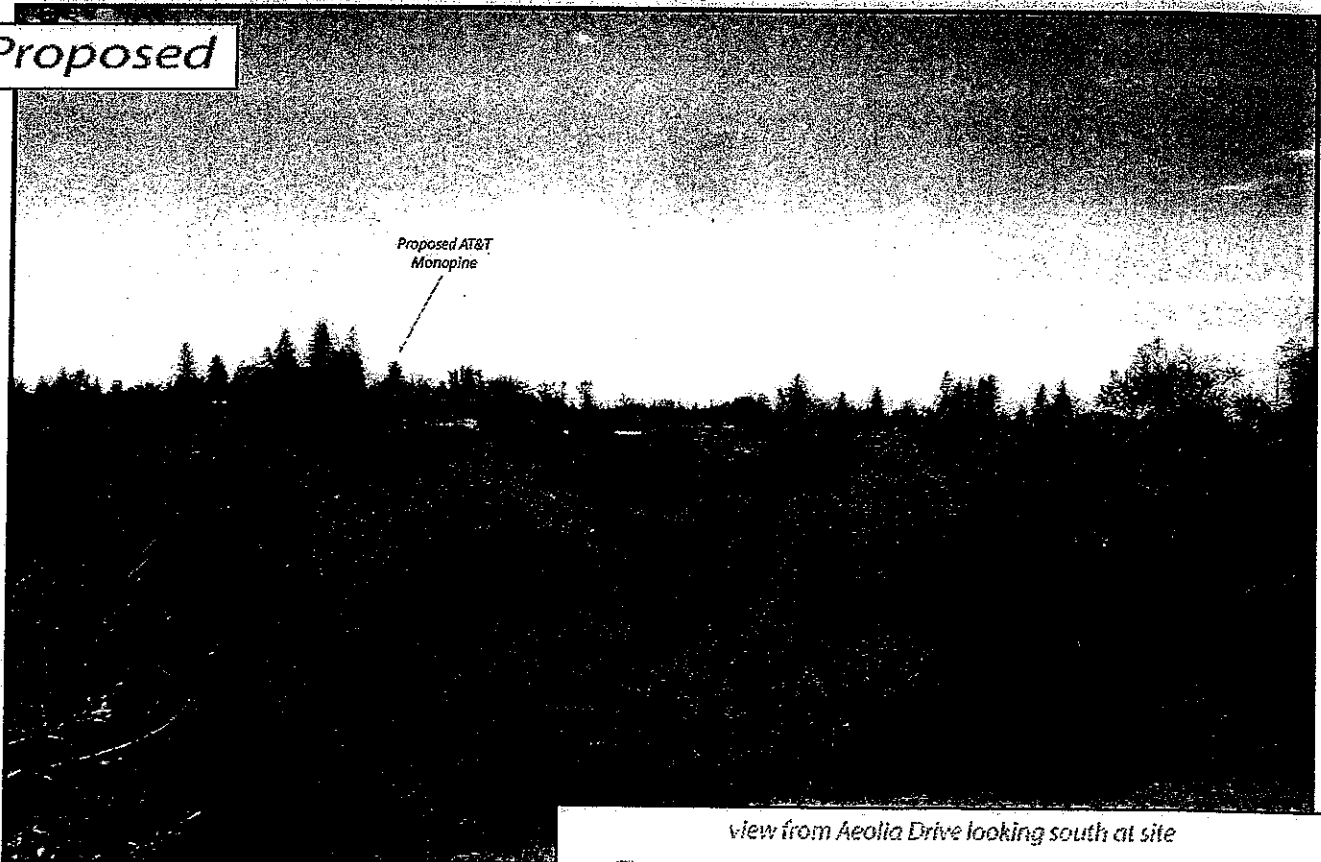
view from Borland Avenue looking northeast at site



Existing



Proposed



view from Aeolia Drive looking south at site

AdvanceSim
Advanced Simulation Software



AT&T Wireless

CH7893 SR 49
 169 Portland Avenue, Auburn, CA

**EXHIBITS C & D - ON FILE WITH THE CITY
CLERK AND PROVIDED TO CITY COUNCIL
PREVIOUSLY UNDER SEPARATE COVER**

EXHIBITS



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